XEROX

Xerox University Microfilms
Ann Arbor, Michigan 48106

WESTERN AMERICANA

Reproduced from the original in the collection of
THE UNIVERSITY OF MICHIGAN LIBRARIES

University of Colorado

Historical Collections

JAMES F. WILLARD
Editor

Volume I

Colony Series

Volume I

The Union Colony

at

Greeley, Colorado

1869-1871

Edited by

ield
JAMES F. WILLARD, PH.D.

Professor of History in the
University of Colorado

BOULDER
1918

Copyright 1918
by
James F. Willard

The W. F. Robinson Printing Co.
Denver, Colorado

PREFACE

With the present volume the University of Colorado begins the publication of documents and other material primarily relating to the history of Colorado. It is proposed to issue similar volumes at frequent intervals in the future. After the colony series is completed, other subjects falling within the period before Colorado became a state will be dealt with. In every instance an attempt will be made to publish all the pertinent historical documents that can be found and that are not easily accessible elsewhere.

The treatment of the records of the Union Colony is in line with this general policy. As will be seen by reference to the list of documents, several classes of records are omitted from this volume. In the case of the newspapers a number of purely personal items have not been reprinted; from *The Greeley Tribune* only such articles have been selected as would seem to throw light upon the ideals or development of the colony.

The spelling and punctuation of the writers of the records and of the printers in the case of the newspapers, have been reproduced as they were found. In one respect only has the editor departed from this practice. When the newspapers used larger or heavier type, not capitals, for the headings of their articles, these have been transformed to capitals in the text in order to insure uniformity of emphasis.

All words and sentences in brackets have been supplied by the editor. Whenever a heading is followed by a numeral referring to a note below, it is the original heading. On the other hand, whenever a heading is not so followed and the reference to the note appears at the

351928

beginning of a paragraph of the body of the article, it has been supplied by the editor.

In the preparation of this volume I have received the assistance of many individuals in Greeley and elsewhere to whom I take this opportunity of returning thanks. Among these I owe much to Mr. Delph E. Carpenter, the secretary of the Union Colony; to Mr. Hotchkiss, the city clerk of Greeley, and to Mr. J. Max Clark, a member of the colony in its early days. Mr. Henry T. West, a member of the original locating committee, still lives in Caldwell, Idaho. Through the loan of manuscripts and by correspondence he has assisted me to understand the spirit of the colonists. Dr. Thomas M. Marshall, my colleague, has aided in the transcription and checking of the records at Greeley and has done much to lighten the burden of preparing this volume for the press. To my wife, through her patient assistance in proof-reading, the text owes much of its accuracy.

February 20, 1918 JAMES F. WILLARD.

CONTENTS

Pages
Preface....................................v-vi
Introduction..............................ix-xxxii
Minutes....................................1-116
Financial Records..........................117-160
Circulars..................................161-170
Lists of Members...........................171-191
Miscellaneous Documents....................193-207
Private Correspondence.....................209-228
Excerpts from Colorado Newspapers..........229-396
List of Documents and Newspapers...........397-399
Index......................................401-412

INTRODUCTION

In the development of the agricultural regions of the West, group migration has ever held a prominent place. This is true whether the Piedmont region, the basin of the Mississippi, the Southwest, or the lands of the Pacific slope be under consideration. One phase of the settlement of each of these districts has been that by more or less well-organized groups, companies or colonies.

The advantages of such a method of emigration and settlement were numerous and fairly obvious. By adopting this plan the men who made their living by the pursuit of agriculture were able to secure many benefits that they could not have gained if they had ventured alone. If the new homes were in the Far West, traveling by companies was the safest and often the only practicable method of reaching them. In almost any part of the West the danger from the depredations of Indians or outlaws was such that group settlement was desirable as a means of protection. During the later days of the westward movement the railroads granted special rates of transportation to colonists and land could be purchased to better advantage from the railroads by associations than by individuals.

If a group remained together after the migration many other advantages accrued. The social and economic centres of the agricultural communities, the towns or villages, with their stores, churches, schools, fraternal orders, farmers' clubs and other societies, grew up rapidly, far more rapidly than if the farmers had straggled into the country one by one. In regions of abundant rainfall a certain amount of co-operation was possible in breaking the wilderness. In the semi-arid belt the task of digging irrigation ditches was lightened by joint labor. Though it took time for the prospective western settlers to become conscious of these advantages, this stage had been reached when Colorado was opened for agricultural settlement.

BACKGROUND OF THE COLONY MOVEMENT IN COLORADO.

For many years after the explorations of Pike and Long the resources of the western part of the Mississippi basin and of the Rocky Mountains were unexploited except by the trapper and trader. Then, in 1858, and the following years, Colorado became the home of thousands of men who sought gold in her streams and mountains. Of the many who entered the territory a few turned to agriculture.[1] Farming on a small scale developed in the valleys of the South Platte and its tributaries and of the Arkansas. A number of short irrigation ditches were dug and a few of greater length. These small farming districts supplied the mining camps and the towns with a part of their food, but though prices were high, the distance to these markets was so great that agriculture attracted but few votaries. In 1867 more is heard of farming in the territory and during the next two years it took a more important place in the economic life of Colorado.[2] But the absence of railroads, with the resulting expensive and time-consuming long hauls to the towns or camps, and the inaccessibility of all markets outside of Colorado, was a barrier in the way of further development. The migration of farmers was also hindered by the ignorance of the methods of irrigation that prevailed in the eastern states and by the survivals of the idea of the aridity of the "Great American Desert".

---

[1] On the early development of agriculture and irrigation see: Smiley, J. C., *History of Colorado*, I, pp. 551-552, 573; *History of Clear Creek and Boulder Valleys*, pp. 53-54; Bliss, E., *A Brief History of the New Gold Regions of Colorado Territory* (1864), pp. 10-12; Bowles, S., *Across the Continent*, pp. 62-65; Taylor, B., *Colorado*, pp. 41-46.

[2] See the reports of the commissioners of the General Land Office and of Agriculture for these years, and also: *Colorado*, a pamphlet issued by the Denver Board of Trade in 1868; Farrell, N. E., *Colorado, the Rocky Mountain Gem* (1868), p. 30 *et seq.;* Goddard, F. B., *Where to Emigrate and Why* (1869), pp. 160-175; Bowles, S., *Our New West* (1869), pp. 189-191.

The year 1869 witnessed the beginning of the removal of the greatest obstacle, the lack of adequate means of transportation. During the course of that year the construction of the Denver Pacific Railway, designed to connect Denver with Cheyenne and thus with the Union Pacific, was resumed. On December 13, it reached Evans from the north.[1] It was completed June 22, 1870, and Denver gained an outlet to the outside world.[2] In August another connection was made with the East when the Kansas Pacific Railway was finished.[3] It extended from Kansas City to Denver. A part of the mining region was opened on September 23, when the first train left Denver for Golden City over the Colorado Central.[4] The following year a narrow gauge railroad was projected to connect Denver with the southern part of the territory. This railroad, the Denver and Rio Grande, was opened to Colorado Springs for freight and passenger traffic on October 23, 1871.[5] The railroads afforded means of transportation from the mines and towns of eastern Colorado to the markets of the Union. In addition they made available a large area of farming land. In this latter respect the Denver Pacific was of special importance, since it traversed the rich valleys of the South Platte and its tributary streams.

Despite the solution of the problem of transportation, it is hardly likely that any immediate emigration to

---

[1] *The Daily Colorado Tribune*, December 14, 1869, p. 1.

[2] *Daily Rocky Mountain News*, June 23, 1870, p. 4. For a history of the railroad see *The Daily Colorado Tribune*, June 22, 1870, p. 1.

[3] *Daily Rocky Mountain News*, August 18, 1870, p. 2.

[4] *Daily Rocky Mountain News*, September 24, 1870, p. 4.

[5] *The Denver Tribune*, October 26, 1871, p. 2.

Colorado would have taken place had it not been for the well organized effort put forth in the years 1869 to 1871. The dread of the hardships of cultivating land in the semi-arid region had to be overcome and some positive benefits to result from migration had to be offered. Here again the railroads were of great service. Both the Denver Pacific and the Kansas Pacific had received from the government the grant of alternate sections of land for twenty miles on both sides of their right of way. They were, therefore, deeply interested in the problem of the disposal of this land to settlers who would increase the traffic over their lines. The Denver Pacific was first in the field. On October 29, 1869, it entered into a contract with the National Land Company of New York. The latter company was to act as the land selling agent of the railroad and was to receive in return ten per cent. of the gross receipts from all sales made by it. The Kansas Pacific later entered into a similar agreement with the same company.[1]

In the subsequent opening up of Kansas and Colorado the National Land Company played an important part. It not only sold land on the partial payment plan, but was also prepared to arrange for the transportation of the persons and possessions of the emigrants at reduced rates and to map routes of travel to the West. It had offices in Chicago, St. Louis, Topeka and by March, 1870, in Denver and also in London and other foreign cities.[2] It advertised extensively in the newspapers and issued an advertising magazine, the *Star of Empire,* in which were set forth the advantages of settlement in the West, especially along the routes of the Denver Pacific and Kansas Pacific railways. The general agent of the company, C. N. Pratt, had his headquarters at 111 Dearborn Street, Chicago. William N. Byers, general manager for Colorado, was part owner of the *Rocky Mountain News,* a paper of wide circulation and influence in the territory. Through these agencies the company set on foot a vigorous campaign to induce migration, and its efforts were ably seconded by the Colorado press and by interested individuals.

---

[1] These contracts are referred to in the Byers' Correspondence relating to the National Land Company and in the advertisements of the company. See *The Daily Colorado Tribune,* May 20, 1870, p. 1.

[2] See its advertisement, *Daily Rocky Mountain News,* July 4, 1870, p. 1, Cf, *ibid.,* July 8, October 24, December 15.

Throughout this advertising campaign it is evident that the promoters of emigration felt the difficulty of overcoming a lack of knowledge of or aversion to the methods of irrigation. Consequently there was developed and spread through the land a highly idealized picture of the advantages, even the pleasures, of irrigation. In its most complete form, attained in 1870, this picture was one of Arcadian simplicity and prosperity. When irrigation was used water was always a certain quantity. The labor and cost of digging ditches was no greater than that of breaking and draining land in the eastern states. Once the crops were planted and during the winter the tasks of the farmer were less arduous and fewer than elsewhere. What is more, the land was being constantly enriched by the silt brought in with the water from the ditches. The crops that were raised on irrigated land were truly marvelous in quantity and quality. There were depicted yields of wheat as high as eighty bushels to the acre in favored communities, cabbages weighing sixty pounds each, potatoes five and six pounds, beets two feet in length and sweet potatoes weighing fourteen pounds. Some of these products were exhibited in Chicago and elsewhere for the edification of prospective settlers. Added to these attractions were those of a land where the grass for the cattle was cured by the sun as it stood on the plains and so could be used for winter pasture, where the climate was sunny and healthful, where mud was absent from the natural roads, and where little snow or rain fell to impede the activities of the tiller of the soil.[1]

As a result of these many inducements many thousands of settlers bent upon the pursuit of agriculture came to Colorado in 1870 and 1871. A considerable proportion of the immigrants came in groups called colonies.

The Colorado Colonies.

A colony, strictly speaking, was an association of individuals banded together for the purposes of migration to Colorado, of settling together and of pursuing common aims after their arrival. Some measure of organization was necessary, though it need not bind the members very strictly. Whatever benefits, financial or otherwise, were gained by such an association were reaped by the members. They might travel to Colorado in a body, or they might go separately; in either case they usually traveled on special tickets and received special freight rates as colonists. They settled in one locality. In the Union Colony type a town with its community life was an essential feature of the colony. After settling in the territory the colonists pursued certain aims in common. The amount of such united effort varied. The German Colonization Company was a communistic association, whereas the Union Colony and its imitators were semi-co-operative. On the border land of the true colonies was the Central Kentucky Emigration Society, known as the Kentucky Fountain Colony, which, while it possessed several of the essential features of a colony, can hardly be said to have had any plan of conscious co-operation after the settlement was made in Colorado.

---

[1] The paraphrase of the advertising of the colonies is based upon the pamphlets of the Union and Chicago-Colorado colonies and upon numerous articles in the newspapers.

In addition to the more restricted use of term colony, there was a loose application of it to cover any group, large or small, organized or unorganized, that entered the territory. This practice becomes rather absurd when some ten families from Illinois, who seemingly had joined forces to cross the plains, were called the Illinois Colony when they entered Colorado in 1871.[1] The Wyandotte Colony was merely a group of emigrants from Wyandotte, Kansas.[2] The misuse of the term entered upon another phase in 1871 and 1872. It was then used by a number of town-site companies with the aim of inducing settlers to purchase town lots under the guise of admitting them to membership in a colony.

Within the narrow meaning of the term there were only a few colonies that reached Colorado in 1870 and 1871. Of these the first, and in many respects the most unique, was the German Colonization Company.[3] During the late summer of the year 1869, Carl Wulsten gathered about him a number of German artisans and laborers of Chicago for the purpose of discussing a plan of emigration to the West. They early decided to go to southern Colorado. On August 24, 1869, they adopted a constitution and elected the officers of the German Colonization Company. The association was based upon a plan of communism for a term of years. Each member was to pay two hundred and fifty dollars. This money was to be used by the society for the transportation of the members "to the place of settlement, for the purchase of provisions and land, for the development and cultivation of such land which the society has taken possession of, and for commercial or industrial enterprises." The members were to work for the common benefit and not for individual profit, and, after five years had elapsed, the profits of their joint labor were to be distributed among those who survived.

---

[1] *The Colorado Chieftain*, June 29, 1871, p. 3. For a similar use of the term see: *The Daily Colorado Tribune*, September 6, 1870, p. 4; *The Colorado Chieftain*, May 18, 1871, p. 3.

[2] Watrous, A., *History of Larimer County, Colorado*, p. 188.

[3] The following brief account of the organization of the German Colonization Company is largely based upon articles in the *Illinois Staats-Zeitung*, weekly edition, August 24, 1869, p. 8; *The Chicago Times*, February 9, 1870, p. 5; *The Chicago Tribune*, February 9, 1870, p. 2; upon *Sen. Misc. Doc.*, 41 Cong. 2 Sess. Doc. 22; and upon Wulsten's own story in *Southern Colorado*, pp. 106-108.

In November, 1869, three members of the company, Carl Wulsten, Rudolph Jeske and Theodore Heinlein, went to Colorado and selected the Wet Mountain Valley, now in Custer County, as the site of their settlement.[1] On February 8, 1870, the members left Chicago in a body for the West, under the auspices of the National Land Company. C. N. Pratt, the general agent of the latter company, was made the resident agent of the colonization company in Chicago. The Germans reached the Wet Mountain Valley in March and started on their short-lived career as a Colorado colony. The story of their attempt to practice communism in the mountains will be told in the second volume of this series.

The second colony to reach the territory was the far more famous and prosperous Union Colony. Organized in New York in December, 1869, its members began to arrive in Colorado in April and May, 1870, and founded the settlement centering at Greeley. The consideration of its early history is reserved for fuller treatment in a later section of this introduction. The plan of the Union Colony was the model for three colonies founded during the latter part of the year 1870. These were the Chicago-Colorado Colony with its community centre at Longmont, the St. Louis-Western Colony at Evans, and the South Western Colony at Green City.[2]

---

[1] The accounts in the Colorado newspapers of the progress of the colony will be published in another volume of this series.

[2] It is planned to print the material relating to all three of these colonies in a later volume of this series.

The Chicago-Colorado Colony was organized in Chicago. In its formation C. N. Pratt, acting for the National Land Company, played the leading part. On November 22, 1870, after a period of discussion of the project, a constitution was adopted and officers elected. The president of the colony was the famous Unitarian preacher and lecturer, Robert Collyer; its secretary, C. N. Pratt. The constitution was modeled upon that of the Union Colony. The locating committee arrived in Colorado in January, 1871, and with the assistance of William N. Byers, selected a site with its centre the present town of Longmont. Their selection was ratified in February and the colonists began to arrive in Colorado in March. Though hardly so prosperous as the Union Colony, the Chicago-Colorado Colony was in its early days a marked success.

The St. Louis-Western Colony owed its formation to the activity of the Rev. A. C. Todd of Oakdale, Illinois. The news of his interest in a project of emigration spread and soon Pratt and Byers took a hand in the proceedings in order to induce the proposed colony to go to Colorado. In time they gained the assistance of James H. Pinkerton, then of the Union Colony, and a former resident of southern Illinois; his influence seems to have been decisive. On November 29, 1870, a meeting was held in Oakdale, at which it was definitely decided to organize a colony. Somewhat later a constitution was adopted. The first name of the colony, Western Colony, was changed to the St. Louis-Western Colony when the headquarters of the association were removed to St. Louis. In March, 1871, the locating committee selected the land lying in and about Evans, some four miles south of Greeley on the Denver Pacific Railway, as the place of settlement. The colonists began to arrive in April. The colony enjoyed only a moderate measure of success and was never a serious competitor of its near neighbor, the Union Colony.

The South Western Colony was also known in the territory as the Tennessee Colony, and as the Memphis Colony. Its promoter was D. S. Green, formerly of Denver. It was organized in Memphis in either November or December of the year 1870. Alone of the colonies of its kind it was located outside of the railroad land grant. Its locating committee reached Colorado in December, 1870, but it was not until February, 1871, that it was decided to settle on the South Platte about twenty-five miles east of Evans. Before the arrival of the colonists in Colorado it seems to have been intended that a part of their time should be devoted to mining, but this plan was abandoned. The colony town, Green City, was named after the founder of the association. Owing to bad management neither the colony nor Green City prospered and within a few years both had disappeared.

An interesting feature of the development of all four of the colonies last mentioned was the attention given to town building. Due to the desire to gain as rapidly as possible the benefits of community life, schools, churches, societies and the like, the farmers instead of scattering, settled in a town and from it went to their outlying land. This was an essential part of the colony plan. The result was that during the early days of the colonies the spectacular growth of Greeley and the other towns overshadows the advances made in the construction of ditches and the cultivation of the outlying farms.

The plan of organization of the Kentucky Fountain Colony places it in the debatable region between colonies and unorganized group migration.[1] In November, 1870, there was formed in Kentucky, probably at Cynthiana, the Central Kentucky Emigration Society. The members proposed to gain reduced rates of transportation to the West, to employ a locating committee, and to settle in a body, but no co-operative undertakings beyond these were contemplated. The society purchased no land, laid out no town and did not even construct an irrigation ditch.

---

[1] For brief accounts of this colony see: *Daily Rocky Mountain News*, November 30, 1870, p. 4; *The Colorado Chieftain*, December 8, 1870, p. 1; *ibid.*, February 23, 1871, p. 3; May 4, 1871, p. 1; June 22, 1871, p. 2; August 17, 1871, p. 1.

The list of town development companies using the name colony was fairly long. The first and most prominent of these was the Fountain Colony at Colorado Springs. It was founded in the summer of 1871. Belonging to this class were the Independence Colony at New Memphis, founded in 1871; the Agricultural Colony at Fort Collins, and the Pueblo Colony at Pueblo both founded in 1872; and the Monument Colony at Monument, the Beaver Colony at Buffalo, and Corona on the site of Green City, founded within the next year or so. All of these alleged colonies were promoted by men who had land to sell. If the towns prospered they reaped the financial benefit. To call the purchasers of town lots colonists and to paraphrase the colony circulars in advertising, shows the popularity of the colony plan, but could not transform such companies into colonies.[1]

BEGINNINGS OF THE UNION COLONY.

The story of the development of the Union Colony during the first year and a half of its existence is best told in the contemporary records printed in this volume. The brief account of the early days of the colony which follows is, therefore, but a summary of certain phases of the activities of the association written in the belief that it will make easier the understanding of the documents and excerpts from the newspapers.

---

[1] The Fountain, Pueblo and Agricultural colonies published pamphlets describing their organization. The others probably did the same, but they have not been found by the writer. Brief notices of all these companies may be found in the *Hand Book of Colorado*, published annually from 1871, by Blake and Willett, in Denver. See especially the volume for 1874.

Nathan C. Meeker, the agricultural editor of the New York *Tribune*, visited Colorado and the West in the autumn of the year 1869. He then conceived of the plan of founding a colony for settlement in Colorado. After his return to New York he communicated his plan to Horace Greeley and the distinguished editor of the *Tribune* gave it his approval. Greeley's support in the columns of his paper was thereafter of the greatest value to the enterprise.[1]

The first public notice of the colony plan, signed by Meeker, appeared in the *Tribune* on December 4, 1869. A few days later a call was issued for a meeting of all interested persons to be held in the Cooper Institute Building, New York, on December 23.[2] At this meeting, after a discussion of the proposal it was decided to organize. The name Union Colony was adopted, officers elected and the amount of the membership fees decided upon. Meeker became the president of the association, General R. A. Cameron its vice-president, and Horace Greeley its treasurer. Five men were elected to serve with the three officers as an executive committee. To this committee was left the task of drawing up a constitution. It did so and adopted the completed document on December 27 without submitting it to the colonists for their approval.

The organization of the colony, as outlined in the constitution, was extremely simple.[3] Membership was open to men of good character, who were temperance men, upon the payment of a $5 initiation fee and a membership fee of $150. The money accruing from these fees was to be used in defraying the expense of selecting and purchasing land for the colony. Each member was entitled to a parcel of farming land lying outside of the town to be established and the right to buy a town lot at from $25 to $50. This land was to be improved within one year or title deeds would not be granted. It was provided that the proceeds of the sale of town lots were to be applied to the erection of a schoolhouse, town hall and other improvements for the common good. The executive offices were to be those for which incumbents had been elected at the December meeting. The executive committee was to select a secretary, an auditing committee and a locating committee. After the meeting of December 23, this executive committee took entire charge of the affairs of the colony. It was an irresponsible governing body, for there were no further meetings of the colonists in New York.

---

[1] Boyd, D., *A History of Greeley and The Union Colony*, pp. 1-30. Hereafter this book will be referred to as Boyd. Meeker's letters from the west are reproduced in part by Boyd. On the inception of the colony plan see also J. Max Clark, *Colonial Days*, pp. 131-133. The extracts from the newspapers reprinted below give a bare outline of this visit.

[2] The records of these notices and the subsequent meeting are found in the Proceedings of the colony. See below.

[3] Hereafter, unless otherwise noted, the statements made in this introduction are based upon material contained in the text of this volume and no direct references will be given.

On January 3, 1870, a locating committee, Meeker, Cameron and Fisk, was appointed with the duty of selecting the place of settlement. The three men left for the West on February 3, and were joined at Omaha by H. T. West of Chicago.[1] They made a fairly thorough survey of the available lands in Colorado, but seem to have been most favorably impressed by the valley of the Cache a la Poudre and the land lying about Evans, the county seat of Weld County and the temporary terminus of the Denver Pacific Railway.[2] The latter site had the advantage of having a town already established, but this town possessed saloons, a great disadvantage. Both sites lay within the land grant of the Denver Pacific, and a subsidiary organization of that railroad, known as the Denver Land Association, had control of a large share of the land in Evans and had set aside a part of the land upon which Greeley now stands as a suitable town site.[1] It appears that before the locating committee left Colorado it had decided in favor of the valley of the Cache a la Poudre.

---

[1] Boyd, p. 39.
[2] Boyd, pp. 39-40.

On the return of the committee to New York it was authorized by the executive committee to revisit Colorado for the purpose of making a final location. During the first three months of the year 1870, William N. Byers was in New York, where he met the executive committee of the Union Colony and was also selected as the Colorado manager of the National Land Company, the agent of the Denver Pacific Railway for the sale of its land.[2] While Byers was in the East the colony entered into negotiations with this company not only for the purchase of land, but also for rates of transportation of the colonists and their effects to Colorado. Before the locating committee had made its second visit to the territory, Byers left New York authorized to make proposals to the Denver Land Association and to G. W. Phelps for the purchase of their holdings in the Poudre Valley.

The final negotiations for the colony lands were quickly carried through. Byers reached Denver on March 24 and on the following day obtained agreements from both Phelps and the Denver Land Association to sell their lands to the colony. This he reported to Meeker and Cameron who were then at St. Louis on their way to Colorado. They arrived in Denver on March 31. On April 4, accompanied by Byers, they went to Evans and the next day to the Poudre Valley.[1] Their decision, made on April 5, was a confirmation of the favorable impression of the first visit, for the valley of the Cache a la Poudre was chosen as the colony site. Acting through Meeker and Cameron the colony agreed to purchase a large block of railroad land and also a number of private holdings. Within a few days the deeds were signed. The colony acquired by purchase, according to the statement of May 16, 9,324.29 acres from the railroad company, and 2,592.23 acres from private individuals. The alternate sections of government land, not in private hands, were filed upon by the locating committee in the names of the colonists, not only to secure possession of the property, but also, as H. T. West puts it, "to prevent uncongenial neighbors." Some 60,000 acres of such land were filed upon and the preliminary fees paid.[2]

---

[1] For the control of the site of Evans see: *The Daily Colorado Tribune*, October 19, 1869, p. 1; *ibid.*, November 6, 1869, p. 1. There are a number of deeds recorded in the office of the county clerk of Weld County which substantiate this statement. For the later deed to the St. Louis-Western Colony of land in Evans see Mortgage Record, Weld County, I, pp. 398-400.

[2] Diary of William N. Byers, to which access was kindly granted me by Frank S. Byers, his son. Byers left Denver on January 3, 1870, and returned on March 24. In an open letter of February 27, 1899, Byers states that he was present at a meeting of the executive committee in New York when the locating committee reported. This letter was loaned me by H. T. West.

The official notification to the colonists of the selection of the colony site was issued from the *Tribune* office on April 12. The same circular contained instructions concerning what the members should take with them to the West. It was supplemented by a letter from the National Land Company, of April 14, in which the colonists were told specifically how they were to go to Colorado. It was planned to start the first groups late in April.

While these preparations were being made, Meeker, Cameron and West, of the colonists, and William N.

[1] Diary of William N. Byers. Under dates of April 4, 1870, the entry reads: "To Evans with Meeker & Cameron." Under April 5, 1870: "At Cache-a-la-Poudre. Home at night."

[2] Boyd, p. 41, states: "Pre-emption filings were made, I suppose in fictitious names, on the government sections . . ." H. T. West writes me, under date of May 2, 1917, "To prevent uncongenial neighbors, we filed upon any piece of government land contiguous to our selected town site in the individual names of our colonists."

Byers and Daniel Witter of Colorado drew up articles of incorporation, under the territorial laws for The Union Colony of Colorado. This was done in order to protect the colony holdings of land. Byers and Witter were not colonists at the time of the incorporation and were only brought in because of the statutory provision for at least five incorporators. The date of the certificate was April 13, 1870, the same as that of the deed from the Denver Pacific Railway. The board of trustees of the corporation thereupon assumed the management of the affairs of the colony in the place of the New York executive committee. The indignation with which this move was regarded by some of the colonists still lives in the pages of David Boyd's history of the Union Colony.[1] Despite the criticism it is difficult to see anything reprehensible in it.

The first meeting of the board of trustees was held at Greeley, the colony town, on April 20, 1870, Meeker, Cameron and West, the active members, being present. Meeker was elected president and West secretary. It adopted an extensive set of by-laws for the regulation of colony affairs. Late in April and early in May the colonists began to arrive. The governing body, now termed the executive committee, at once turned its attention to providing for the accommodation of the incoming members. It was arranged to supply them with coal and lumber and to provide them with temporary lodgings. West had purchased a building in Cheyenne which was now taken over by the colony, moved to Greeley, fitted up as a lodging house and called the Hotel de Comfort. Other colonists were accommodated with tents by the colony, or lived in houses moved over from Evans.[2] The latter town was no longer the terminus of the railroad and was rapidly disintegrating.

---

[1] Boyd, pp. 45-48.

[2] Most of these were one-story frame buildings. J. P. Maxwell, of Boulder, who was then hauling lumber to Cheyenne, moved to Greeley a two-story house.

After a few weeks of confusion, during which some few of the members left Greeley in disgust, both the colony and the town grew rapidly in numbers and prosperity. At this point the chronological method may be set aside and the remaining sections of this introduction devoted to a discussion of the organization and activities of the colony.

Organization and Activities of the Union Colony.

The terms upon which intending settlers in the West were admitted to membership have been already, in part, described. The possession of a good character and the payment of the $5 and $150 fees were the requirements set forth in the constitution. Soon after the colonists arrived in Colorado the executive committee at Greeley attempted to increase the amount of the fees. It was voted May 27, 1870, that on and after June 6, new members were to pay $5 for contingent expenses and $200 for membership. Seemingly it was found impossible to enforce the new rule. February 7, 1871, the board of trustees voted to return to the older standard, $155, for an indefinite period. Soon after, on April 11, a further change was made, it being enacted that any proper person might become a member upon the payment of either $50, $100 or $155, the members receiving property or rights proportionate to the amount they had paid in fees. During the following month the town of Greeley was incorporated and in June its officials assumed their duties. Colony membership no longer meant what it had in the past. In July the auction sale of land opened to everyone the opportunity of obtaining real estate in Greeley without formal admission to membership. As a result of these changes the board of trustees issued a circular in

August 16 to the effect that no certificates to new members would thereafter be granted.

In return for their fees the colonists received the services of their officers, land and the benefits of cooperation. The initiation fee was at the outset intended to be used for the expenses of the locating committee and for the incidental expenditures of the colony. After the migration to Colorado, it was used for contingent expenses. The membership fee entitled the colonist to a tract of farming land, varying in size according to its distance from the town, and gave him the right to purchase a town lot at from $25 to $50, varying according to location. The land had to be improved before deeds would be granted, one year being given for improvements to be made. No mention was made in the constitution of any provision of water rights for the colonists' lands, yet immediately after the arrival of the members in the West the construction of irrigation ditches was begun under the direction of the colony officers. In the circular of May 16, the officers directly assumed the obligation to furnish the land sold or granted to the colonists with water for irrigation. Through lack of knowledge of the cost of digging ditches, they had promised more than they could perform and within a short time holders of land were charged for the enlargement of the existing canals. The extensive program of ditch construction outlined in the articles of incorporation was never carried out; only two of the four ditches were dug by the colony.

Once the settlement in Colorado was fairly started it was seen that there were so many undertakings to be financed that it was inexpedient to purchase more land for the purpose of satisfying the needs of future colonists. The colony, however, had options on much railroad land and had filed upon a large amount of government land. An opportunity was thus afforded the executive committee of avoiding further purchases and yet of meeting the demands of the members. During the year 1870 the committee passed a series of resolutions affecting the return to be made the members, and on December 27 these were brought together under the title of "Information relative to Land and Membership." The colonist might now select a farming tract of 5, 10, 20 or 40 acres, with perpetual water right, and purchase a residence lot in Greeley. The same man could also select 80 acres of government land "on the payment of $75 for water right" if the location had been made before December 15, 1870, or of $100, if made later. If a member desired to take 80 acres of railroad land at the contract price, $3 an acre, he could not select one of the above small farming tracts; but he would be allowed a credit of $75 for water right if he had taken the railroad land before December 15, or of $100 if taken later, and he could apply the balance of his membership fee upon the cost of town lots or demand this balance in cash. A third class of members for which provision was made was that which preferred government land. Such as should select a government eighty and no other colony land, were to have the government fees paid by the colony and were to be furnished with a water right. If they also desired one of the small plots of farming land, they could purchase the same for $75 or $100 according to the time of application. In 1871 other changes were made. By the resolution of April 11, a member might select, in proportion to the amount of his fee, a residence lot, water for 80 acres of land or railroad land at the contract price. Then came the final breaking up of the original plan when the right to acquire land was no longer attached to membership.

The governing body of Union Colony, the association formed in December, 1869, was an executive committee of eight elected at the one general meeting of the colonists in New York. Under its direction the preliminary work of the colony was accomplished. As has been stated, after the land in Colorado had been purchased the active management of colony affairs was taken over by the board of trustees of the newly incorporated Union Colony of Colorado. All possibilities of a conflict of authority were avoided by the virtual abdication of the New York executive committee.

The three active members of the board of trustees, Meeker, Cameron and West, met in Greeley on April 20, 1870, divided the offices among themselves and adopted a set of by-laws. Meeker left town shortly afterwards and did not return until June. During the early part of his absence the direction of business fell upon Cameron and West. At some time early in May, Nathaniel Paul, a member of the New York executive committee, arrived in Greeley and on May 9 Richmond Fisk, another member, reached the town. The two committeemen met with the two trustees on May 10 and transacted business as an executive committee. Within the following week they added four men to their number, thus forming with the absent Meeker, an executive committee of nine. All this was irregular and after Meeker's return it was agreed to hold an election, in which the colonists present should participate, of an executive committee of nine. This election was held on June 13.

The new executive committee governed the colony until October. In July, Byers and Witter, the non-resident members of the board of trustees, were asked to resign. When they had done so the executive committee filled the places vacated and also re-elected the other trustees. The committee was thus composed of five trustees and four other members. In September, so it is stated, a movement was started to place the board in its legal position as the governing body of the colony.[1] The agitation that ensued led to the unforeseen demand that all the members of the executive committee should resign. They did so. At the election, which followed early in October, the colonists voted for five trustees and twelve members of an executive council. Four of the latter were thereafter to meet in joint session with the trustees for the transaction of business. From this time the meetings of the governing body were entitled meetings of the board of trustees. The situation was, however, despite the alteration of title, essentially unchanged.

Early in 1871 a movement was initiated for the incorporation of the town of Greeley. On the day of the annual colony election, May 2, five town trustees were voted for in addition to the colony officers. On May 29 the Weld County commissioners voted favorably upon the petition for incorporation and on June 10 the town trustees held their first meeting. With the advent of the town of Greeley and with the attendant transfer of public property and rights of government, the ruling body of the Union Colony soon became concerned almost solely with matters relating to land. On this account the publication of the proceedings of the trustees in this volume has been brought to a close at this point.

At the outset, as already stated, the most pressing matter calling for the attention of the executive committee was that of providing for the immediate necessities of the incoming colonists. When these had been satisfied, the committee turned to the laying out and beautifying of the town and to the task of providing water for the colony land. The town was surveyed, streets were laid out, and trees were brought in and planted. A colony hall was built by contract and a public school was opened. In 1871 part of the proceeds of the auction sale of land was set aside for the construction of a large school building. The other elements of community life, the library, the lyceum, the farmers' club, the dramatic association and the like grew up without direct support from the colony organization. To the churches, however, land was donated.

---

[1] *First Annual Report of the Union Colony of Colorado*, p. 23.

With respect to the outlying land the activities of the committee took three forms, the construction of irrigation canals, the building of bridges across the canals and the river, and the construction of a fence enclosing the colony land. Two canals were dug by the colony, Ditch No. 3 supplying the town with water and Ditch No. 2 supplying the outlying land. Ditch No. 1, as described in the articles of incorporation, was later constructed by B. H. Eaton and is known as the Larimer and Weld Canal.[1] Ditch No. 4, now called the Greeley and Loveland Canal, was constructed in later days and not by the members. In 1871 the colony built a fence enclosing the farming lands of the colony and in 1870 and 1871 also built bridges over the Cache a la Poudre and the irrigation canals.

The community that lived in Greeley was idealistic, highly moral, largely religious, but far from austere. Education occupied a large place in the early life of the colonists, as evidenced by the schools, the library, the lyceum and the farmers' club. A high moral standard prevailed. Land was donated upon which churches were built and most of the colonists were church-goers, but some non-churchmen were prominent in colony affairs. The manufacture and sale of intoxicating liquors was absolutely forbidden, and this rule was enforced even to the point of violence. The attempt to introduce a billiard hall was frustrated. On the other hand, the dramatic association prospered and dancing was not excluded from Greeley. It may be noted, however, that the dramatic association produced the edifying play, "Ten Nights in a Bar-room," as well as the farce, "Jumbo Jum." The pride of the colonists in their colony, their town, and, it must be acknowledged, in their superior virtues, was great, but to a large extent this pride was justifiable.

---

[1] For information concerning canals number 1 and number 4, I am indebted to Mr. Delph E. Carpenter of Greeley. He has published the above information in *The Weld County News*, July 4, 1917.

HISTORIES OF THE COLONY.

The first attempt to trace the history of the early days of the Union Colony is found in the pamphlet entitled, "First Annual Report of the Union Colony of Colorado, including a History of the Town of Greeley, . . ." It was published by the organization in New York in 1871, and was written by William E. Pabor. The account of the history of the colony and town, though brief, is valuable.

The book of David Boyd, "A History of Greeley and the Union Colony of Colorado," Greeley, 1890, is the repository of a large amount of very valuable information, much of which cannot be found elsewhere. Captain Boyd, an original colonist, was a student and a careful collector of facts, and has produced a work which is above the average pioneer history in value. Unfortunately it lacks an adequate index and is consequently difficult to use for reference purposes. As a natural result of having participated in many of the events described, the author has personal likes and dislikes that mar his treatment of individual colonists.

The small volume of reminiscences written by J. Max Clark, entitled, "Colonial Days," was published in Denver in 1902. In it Mr. Clark has told of his journey to Greeley, his impressions of the embryonic town, of the whiskey riot and of the hardships of the first years. The section devoted to N. C. Meeker, the honored founder of the colony, is a fitting tribute to the blunt-spoken, cold-mannered idealist who had so much to do with making Greeley what it was and is.

In the histories of Colorado the Union Colony has received only brief mention. H. H. Bancroft's "History of Nevada, Colorado and Wyoming," contains a meagre note on the foundation and early history of the colony. Jerome C. Smiley in his excellent "Semi-Centennial History of the State of Colorado," published in Chicago and New York in 1913, devotes a scant page and a third to the colony and to the town of Greeley. It is the same elsewhere. For adequate discussions it is necessary to turn to the works of David Boyd and J. Max Clark. The records now published will enable the student to supplement these books written by pioneers.

MINUTES

PROCEEDINGS
OF THE UNION COLONY ASSOCIATION[1]

New York City December 24th 1869
Ralph Meeker Secy.

N. Y. City Dec 4th 1869

The following card appeared in the *Tribune* (Dec 4th 1869) on Mr Meekers return from the west.

[Clipping, inserted, pp. 2-4.]

A WESTERN COLONY.

I propose to unite with te proper persons in the establishment of a colony in Colorado Territory.

A location which I have seen is well watered with streams and springs, there are beautiful pine groves, the soil is rich, the climate is healthful, grass will keep stock the year round, coal and stone are plentiful, and a well-traveled road runs through the property. The land is either subject to entry under the homestead law, or it has not yet been brought into market, but it can be settled upon without other cost than $18 for 160 acres. In addition, the Rocky Mountain scenery is the grandest and the most enchanting in America. I have never seen a place which presents so many advantages and opportunities.

The persons with whom I would be willing to associate must be temperance men, and ambitious to establish good society, and among as many as fifty, ten should have as much as $10,000 each, or twenty, $5,000 each, while others may have $200 to $1,000, and upward. For many to go so far without means, can only result in disaster. After a time, poorer people can be received and have a chance.

My own plan would be to make the settlement almost wholly in a village, and to divide the land into lots of 10 acres, and to divide these into 8 lots for building purposes, and then to apportion to each family from 40 to 80, even 160 acres, adjoining the village. Northampton, Massachusetts, and several other New-England towns and villages were settled in this manner, but some improvements are suggested. Since some outlying tracts will be more desirable than others, a preference may be secured by selling them at auction, and the proceeds of such appropriated to the use of the colony; and all the lots of the village should be sold, that funds may be obtained for making improvements for the common good—such as, the building of a church, a town hall, a school-house, and for the establishment of a library, by which means the lots will be worth five or ten times more than they cost; and one of the very first public institutions should be a firstclass school, in which not only common but the higher branches should be taught, including music. The town of Lincoln, the capital of Nebraska, adopted this plan on a large scale, and several hundred thousand dollars have already been obtained.

---

[1] In the colony safe at Greeley.

Some of the advantages of settling in a village will be: easy access to schools and to public places, meetings, lectures, and the like, and society can be had at once. In planting, in fruit-growing, and in improving homes generally, the skill and experience of a few will be common to all, and much greater progress can be made than where each lives isolated. It seems to me that a laundry and bakery could be established, and the washing and baking could be done for all the community; but other household work should be done by the families. In all this, the separate household, and the ownership of property, should be without change; and I only propose that, if there are any advantages in cooperation, they could be secured by a colony. Cheap rates of passage and freight could be secured, while many things, which all will want in the commencement, can be bought at wholesale. There are some other advantages which I think such a town will possess, and they are important; but in this announcement I do not think proper to mention them, and, besides, there are of course disadvantages.

Farmers will be wanted, nurserymen, florists, and almost all kinds of mechanics, as well as capitalists to use the coal and water-power in running machinery. Inasmuch as millions of acres of excellent grass are in the vicinity, and which for years will lie open, stock can be kept by each family, and at a small expense it can be cared for by herdsmen employed by the people. The profit of stock-growing can be considered certain, for the locality is not as far from the Missouri River as Texas, whence immense numbers of cattle are driven. Besides, railroads are nearly completed, and a railroad is almost certain to pass through the land I refer to. The establishment of a colony would hasten the day.

After the colony shall be organized, it will be proper to appoint a committee of good men to visit the country and fix on the location, for there are other places, and a choice is to be made.

The first settlers must of course be pioneers: for houses, mills, and mechanic shops, are to be built, that families may come with few privations, and as long as six months will be required.

Whatever professions and occupations enter into the formation of an intelligent, educated, and thrifty community should be embraced by this colony; and it should be the object to exhibit all that is best in modern civilization.

In particular should moral and religious sentiments prevail; for without these qualities man is nothing. At the same time, tolerance and liberality should also prevail. One thing more is equally important. Happiness, wealth, and the glory of a State, spring from the family, and it should be an aim and a high ambition to preserve the family pure in all its relations, and to labor with the best efforts life and strength can give to make the home comfortable, to beautify and to adorn it, and to supply it with whatever will make it attractive and loved.

This is in the vicinity of the mining region, which is destined to be developed more and more for years to come; and, besides silver and gold, there are all other kinds of metals; and the market for every kind of farm product is as good as in New-York: perhaps better. It is a decidedly healthful region; the air is remarkably pure, Summer is pleasant, the Winter is mild, with little snow, and agues are unknown. Already, consumptives are going thither for their health, and tourists and visitors will find great attractions during the Summer. Mineral springs are near, and perhaps on the locality I have referred to. Deer, antelope, wild turkeys, prairie chickens, and speckled trout, abound; but at present there are too many wolves and bears.

I make the point that two important objects will be gained by such a colony. First, schools, refined society, and all the advantages of an old country will be secured in a few years; while, on the contrary, where settlements are made by the old method, people are obliged to wait 20, 40, and more years; second, with free homesteads as a basis, with the sale of reserved lots for the general good, the greatly increased value of real estate will be for the benefit of all the people, not for schemers and speculators. In the success of this colony, a model will be presented for settling the remainder of the vast territory of our country.

Persons wishing to unite in such a colony will please address me at THE TRIBUNE office, stating their occupation, and the value of the property which they could take with them.

New-York, December, 1869. N. C. MEEKER.

[p. 5 Accompanying the preceeding was the following Editorial by Mr Greeley.
[Clipping inserted.]

EMIGRATION TO THE WEST.

We are often tauntingly asked, "If you are so fond of farming and country life, why don't you try them?" Our answer is short and simple: *We do.* Every one of us who can afford it has his home in the country, and spends there all the time that he can snatch from pressing duties, and hopes for the day when he can enjoy there more and more hours of each week, and ultimately all of them. At present, the oldest of our writers in wintering on his own place in Florida, as he has done for several past Winters; the rest of us would gladly do likewise if we might. But Work has claims to which Comfort must defer.

Mr. Nathan C. Meeker—for many years connected with THE TRIBUNE, as he expects to be for many more—proposes to plant a colony in an admirable location discovered by him during his recent trip to the Rocky Mountains. It combines remarkable healthfulness with decided fertility and facility of cultivation, an abundance of serviceable timber with water in plenty for irrigation as well as power, beauty of landscape and scenery with exemption from disagreeable neighbors; and a railroad will soon bring it within three days of St. Louis and five of New-York. Knowing Mr. Meeker (who is a practical farmer) to be eminently qualified for leading and founding a colony, we advise temperate, moral, industrious, intelligent men who would like to make homes in the Far West to read his letter herewith published, and, should his plan suit them, write to him (not us) on the subject.

[p. 6] The colony article and the Editorial were printed in the Daily, Semi-Weekly, & weekly editions of the Tribune, the circulation of which is about 300000 copies. Letters were immediately received from all parts of the country and before a week had passed from 75 to 100 came in daily. Up to this date, Dec 30th, more than 1200 have been received.

On Dec 6th this card appeared in *The Tribune*:—

[Clipping inserted.]

THE COLORADO COLONY.

To the Editor of The Tribune.

SIR: With reference to the colony proposed in last Saturday's TRIBUNE, I would say, that a good many letters have been received, apparently from the right kind of men, and that the prospects are, in a high degree, favorable. Record will be made of those offering themselves, without any reply being sent at present; and in a short time a meeting will be called, through THE TRIBUNE, that acquaintances may be formed, and an organization effected.

New-York, Dec. 6, 1869. N. C. MEEKER.

[p. 7] A few days afterwards the following card was inserted—

[Clipping inserted.]

THE COLORADO COLONY.

A meeting will be held in the Cooper Institute Building Thursday, December 23, at 1 o'clock p. m., to organize the above-named colony.

N. C. MEEKER.

Accordingly a meeting was held at the time & place announced with the following result as reported in the *Tribune* Dec 23

[Clipping inserted.]

COLONIZATION.

THE ORGANIZATION OF A WESTERN COLONY.

Room No. 24 Cooper Institute was crowded to overflowing yesterday with gentlemen from all parts of the country, to attend the colony meeting, which was announced in THE TRIBUNE a few days ago. Horace Greeley was appointed Chairman. He opened the meeting with a brief address, as follows:

This is a meeting of persons who propose emigrating in a colony to the West. The first thing to be done is to organize. One man can do the work of 100 men. I believe that there ought to be not only one, but 1,000 colonies. Still, I would advise no one who is doing well to leave his business and go West, unless he is sure of bettering his condition. But there are many men working for wages who ought to emigrate. I dislike to see men in advanced life working for salaries in places where perhaps they are ordered about by boys. I would like to see them working for themselves.

I do not know whether emigration is the best remedy, but I think so. New-York is filled with people, yet there are thousands who want to come hither, never thinking that the cost of living eats up the greater part of their earnings. Mr. Meeker does not wish to give the locality of the place where it is proposed to establish the colony, for speculators will flock in and buy up all of the desirable land. That is the way things are done now-a-days.

N. C. Meeker, the originator of the colony movement, said:

The number of persons expressing by letter a desire to join the Colorado colony, so-called, is over 800, and it will undoubtedly exceed 1,000, and according to the statement of the writers they are worth considerably more than $1,000,000, perhaps near $2,000,000. I judge that one-half are worth $1,000 each, that a fair proportion are worth from $3,000 to $5,000, while there is a fair representation of those worth $10,000, and from this up to $50,000. There are a good many young men unmarried, worth generally from $200 to $500, and some more. All trades, professions, and pursuits are represented, many are educated, and the majority are farmers. Fully one-half are church members.

A great many inquiries have been made which I had no time to answer, and if I had little could be said at this stage of the movement. Of danger from the Indians it is to be said that no fears need be entertained, and if they were troublesome the young men men of the colony proposed alone would be glad to settle with them. I will now state some of the difficulties which are presented in the founding of the proposed colony. Every enterprise will be opposed by difficulties, and if they are not foreseen a failure may confidently be predicted. It is not likely that more than half of those proposing to go will do so; perhaps not more than 300. Now, if each is to have 160 acres of land, this will make 48,000 acres, and the distance from the proposed village to a large portion of the farms must be from 2 to 3½ miles, and it will be seen at once that to accommodate all with land near this town is impossible—in short, it will be impossible to reside in town and at the same time have what is called a Western farm near by. Some could do so, it is true; but, so far as possible, a fair division should be made. It is a question, then, whether the land adjoining the town should not be divided in parcels of from 3 to 10 acres, for the growing of grain and food for the family, which, in addition to the town lot, would furnish ample support. Then larger tracts could be owned further away. If the people are to live in a village, so as to enjoy all the advantages of schools and the like, something must be surrendered in the way of ambition to own much land near by, for to unite the two, however desirable, is impossible. Such small parcels will be all that mechanics and professional men can work, and farmers themselves can keep pretty busy on ten acres. It is to be considered that in connection large quantities of land are open for the growing of stock, which should be the leading pursuit of the colonists, and it is the only source from which much money can be expected. I take it that if men want to own large farms, the colonial plan is not one suited to this object. Still, upon the basis of small holdings, near the town the increase in value will be fully equal to the increase in value on isolated farms. I throw out these points that people may see for themselves how matters must stand. It is to be noted that lots and land were held in some of the best New-England towns in precisely this manner, not because land was dear, but because there was no other way to accommodate the majority.

Another difficulty lies in undertaking to occupy all the land under the Homestead. Land speculators are keen to perceive opportunities, and whenever they find great improvements on foot they are ready to enter large tracts that, at a future day, may sell at a high price. This they call making an investment. I had thought of the probabilities in this case, but I was not strongly impressed with it, because the low price at which land can be bought of the Government made it evident that the difficulty would not be serious. The advantages of taking up land under the Homestead, by which one is obliged to occupy the ground five years before a title can be secured, over the buying at $1[.]25 an acre, are not great. I have now come to the conclusion that it is not safe to establish a colony unless the land is bought the first thing. When a location shall be decided upon, funds should be on hand to enter the land in a solid block. None of us would be willing to leave the comforts of home and remove to the Far West, to be hampered by land monopolists. Land can be bought with agricultural and other scrip, so that it will cost not much more than 90 cents an acre. It would seem from the great number of applications, that several colonies can be formed, but let us have one first.

[p. 9] A greater difficulty than all others lies in the fact that generally crops cannot be grown in Colorado without irrigation. A stream runs through the locality to which I have made reference, but probably there is not water enough for more than 50 farms, some of which must be small. Still it is claimed that there are limited districts where there is a sufficient fall of rain, and this is said to be one. Whether this is true, is to be determined by a committee. There are places where water is abundant, where the soil is rich, where a part of the land belongs to Government and a part to a railroad, but neither timber, stone, nor coal are near. There are other places beside, and I have written to leading men in the Territory to have an investigation made.

It is needed now that a committee be appointed to go on and search for a location that will be suited to the greatest variety of pursuits. The plan is certainly an experiment, and for a first colony more natural advantages will be required than for other colonies having for a guide the experience of the pioneer colony. I would name in the order of their importance that which should be sought: First, healthfulness; second, a varied and rich soil natural for grass; third, timber and coal, or both; fourth, iron ore; fifth, adaptation to fruit; sixth, water power; seventh, beauty of scenery. The interests of so many families with the earnings of their lives and the comforts of home, the interests of so many industrious, skillful, intelligent, and well-to-do people must not be put in jeopardy for want of thorough investigation.

Mr. Greeley said that he was the descendant of ancestors who were the founders of one of the most noted colonies in the country—the Londonderry Colony in New Hampshire—and to-day some of them own the land on which they live. Each man had a few rods on the road, running back a mile, making 160 acres. The Salt Lake plan is good. The Mormons are a clever people. Their plan is to put eight settlers on 10 acres, allowing each man 1¼ acres. He agreed with the remarks made by Mr. Meeker, and he believed in irrigation. A very little water goes a great deal further than people generally suppose. In California they use much more than is necessary. In regard to emigrating, he said that many persons would find that when they came to sell their places their funds would be smaller than they anticipated. There are numbers of young men who have little money, but they are just as good as those who have more. He would get a deed of the land on which the colonists propose to settle before the village was staked out. All of the settlers will not have the same plans. Some will have children to educate, and they will want to live near the schools. Others who desire to raise stock had just as soon live two or three miles out of town. It is impossible to make rules for all. The small tract system will not succeed in a new country, for, when people get out on the prairies a feeling of expansion takes hold of them. He would not have less than 160 acres were he going to emigrate, even if he did not want to use it for several years. A working secretary should be appointed to answer letters, &c. The man who wants information ought to be willing to pay for it. A printed circular would answer nine-tenths of the correspondents. An Executive Committee, and a Committee on Location should be appointed.

Mr. Arthur Murphy of Brooklyn—This is a serious business. It is the beginning of not only one, but of twenty colonies. The first must not be a failure, for the success of all the others depend upon the success of the first. Each member must be satisfied, and it is necessary that we get acquainted with one another and then organize. There must be harmony.

[p. 10.] Gen. Cameron of Elmira, N. Y.—What we need is an organization and money. I went to Indiana when it was a wilderness, and to Chicago when it was a mudhole, and now I want to go to Colorado. I will give $5 to begin with. Our proposed location should not be known even to the members of the colony. Nowhere in the globe is there another such a country as at the West. The great mining region is to be developed, and to do this will create a market that cannot be overstocked. We don't want New-York for a market, we will have the continent to supply. (Applause)

Mr. E. D. Carpenter of Putnam, Conn., said that he was greatly interested in what had been said. He was in favor of giving $5 to become a member. The 1,000 letters received by

Mr. Meeker signify nothing. I did not write to him, yet I want to go, and I know many more of the same mind.

Mr. Gregory of New-York City—The best colony I ever saw was the New-Braunfels, Texas; also, the one at Castorville. They have not only a good colony, but a city. There are schools, churches, manufactories, and, in fact, everything that tends to civilize and refine the world. They commenced with 10 acres outside of the town, and with half an acre for the dwelling.

Mr. Greeley asked if the railroad companies would make a deduction when there were 200 or 300 families going?

N. C. Meeker—As to passengers, the fare from here to Sheridan is too high. I have no doubt but that half-fare tickets can be obtained. Some of the Western roads have already promised this much, and I presume the others will also.

A Provisional Committee was then appointed to nominate officers. The meeting was then adjourned until 3 o'clock, when resolutions were adopted in substance as follows:

That the Colony be called the "Union Colony," the officers of which were then elected, namely:

N. C. Meeker, President; Gen. Cameron, Vice-President; Horace Greeley, Treasurer.

Executive Committee.—Richmond Fiske, Hoosack Falls, Rensselaer County, N. Y.; Arthur Murphy, No. 157 Adams-st., Brooklyn; Nathaniel Paul, Wakefield, N. H.; C. O. Poole, No. 125 East Seventeenth-st., N. Y.; G. C. Shelton, Seymour, Conn.

That each member pay $5 for current expenses, and also hold subject to the call of the Treasurer $150 for a purchase fund for the land to be bought, and that no member can buy more than 160 acres, and that said money shall be refunded if the land is not settled within a reasonable period, to be prescribed by the Executive Committee.

The number of persons who paid their initiation fee ($5) was 59. The greatest enthusiasm prevailed, and all agreed that they had never attended a more harmonious meeting. Many came without money, but they promised to send it by mail on their return home. Those willing to subscribe to the general plan of the Colony as has been stated, and to contribute to the Locating Committee fund, may do so by forwarding their address and $5 to the Treasurer, Horace Greeley at the TRIBUNE office. This amount from each member is necessary to enable the Committee to go West and select the desired location. Further notice of future movements will be given through the columns of THE TRIBUNE.

[p. 11.] A meeting of the Executive Committee was then called and a committee was appointed to draft a Constitution & by laws.

The Thursday following said Committee adopted the following Constitution and by laws

Constitution—

[Not inserted here, 2½ pages blank.]

[p. 14] SECOND MEETING OF THE EXECUTIVE COMMITTEE

On Thursday, Jan 3d, 1870, Messrs Meeker, Poole, Fisk, Cameron, Shelton and Murphy, of the Executive Committee, met in the rooms of the American Institute at the Cooper Union, with Mr N. C. Meeker in the chair. It was voted that N. C. Meeker be paid $200. per month for his services as Secretary until July 1st 1870. He objected on the ground that the sum was too large, but he finally accepted $125. a month. Ralph Meeker was appointed Ass't Secretary at $50 a month. It was also voted that all sums allowed by the Executive Committee and the expenses of the locating Committee be paid by order of the President on the Treasurer, also that the [p. 15] Executive Committee invite friendly Capitalists to purchase simultaneously for the Colony all of the desirable lands outlying the proposed Colony in the name of the Treasurer, the said land to be held and sold to actual settlers under the direction of the Executive Committee at an advance of fifty per cent only to the Capitalists, the time being limited to two years.

It was also voted that all persons not members, desiring information, regarding the Colony, and its proceedings, shall pay one dollar for such information.

The following named persons were elected to act as a Locating Committee:—N. C. Meeker, W. C. Fisk Toledo Ohio, and R. A. Cameron, of Elmira N. Y.

Messrs Richmond Fisk and C. O. Poole were appointed a Committee [p. 16] to audit accounts.

The locating committee were instructed to go West and select a suitable location for the Colony and report to the executive committee immediately on their return.

The committee then adjourned subject to the call of the President.

Afterwards the members came together and at the suggestion of the President N. C. Meeker, they voted to give J. L. Gerow assist. Treasurer a Salary of $25 per month so long as his Services may be required.

After adjournent the Auditing Committee certified bills of expenses to the amount of $60.45

[p. 17] Tuesday March 15th 1870

The locating committee reported to day at the American Institute Rooms, Cooper Institute. Members present, Messrs Meeker, Cameron, Fiske Shelton and Murphy. Absent, Mr. Poole

It was voted that the Committee on Location be authorized to complete the arrangements for location, and purchase of lands for the Colony—that the locating committee be authorized to expend a sum of money not exceeding $15000 in purchasing land for a town Site; that the executive committee have power to increase the number of members; that the Committee be required to plant trees in the village; that a Superintendant be appointed to act under the direction of the Executive Committee, and that Genl. R. A. Cameron shall be the said Superintendent, for which position he shall receive a Salary of $7.00 per day, during the time he acts as Superintendant under the direction of the Executive Committee.

It was also voted that the President's salary shall be increased to $40. per week, dating from the first [p. 18] of January 1870; that suitable land shall be granted to persons erecting Steam-mills and factorys, and to any member who will erect a stone, concrete or brick Hotel, containing not less than ninety rooms; also that the Locating Committee shall divide the land of the Colony according to rules laid down in the Constitution and By-Laws, and that said land shall be appraised and apportioned to the members; and in case of competition for the same tract, such tract shall be sold to the highest bidder.

On the evening of the same day, the Committee met in Mr Greeley's room in the Tribune Office, where, it was voted that the name of the town of the Colony shall be Greeley; and that the Superintendent shall act under the direction of the President.

[p. 19] Monday March 16th 1870

At a meeting of the Executive held this day, it was considered necessary to reduce the expenses of the Locating Committee, and it was voted as an amendment to the former resolution, that the said Committee shall consist only of N. C. Meeker and Genl. R. A. Cameron.

RECORD BOOK NO. I[1].
OF THE EXECUTIVE COMMITTEE
FROM APRIL 21 - 1870 TO OCTOBER 4 - 1870

[p. 1 blank]

[p. 2] Certificate of Organization of *The Union Colony of Colorado*

Whereas, we the undersigned, *Nathan C. Meeker, Robert A. Cameron Henry T. West, William N. Byers* and *Daniel Witter,* desire to form a Company for the purpose of carrying on the business of *Manufacturing* and *Mining,* Constructing *Wagon Roads* and *Bridges,* digging and maintaining *Ditches,* aiding, encouraging and inducing emmigration to the *Territory of Colorado,* building *Churches Academies* and *School Houses* and carrying on other branches of business designed to aid in the industrial and productive interests of the Country under the provisions of Chapter Eighteen of the Revised Statutes of Colorado and the Amendments thereto approved February 11th, 1870, Therefore, *We do hereby Certify,*

First: That the Corporate Name of said Company shall be *The Union Colony of Colorado.* That said Company is formed for the following purposes to Wit

---

[1] On the cover of the volume. In the colony safe at Greeley.

1st For the purpose of manufacturing *flour, lumber, brick, furniture* and all kinds of manufactured goods, wares and merchandise ....
2d For the purpose of mining for *Iron Coal* and other minerals ....
3d For the purpose of Constructing *Wagon Roads* and *Bridges*
4th For the purpose of Constructing and Maintaining Ditches and Canals ....
5th For the purpose of Erecting, Maintaining, holding and keeping in repair [p. 3] a house or houses of public worship...
6th For the purpose of providing, holding maintaining and keeping in repair a place for the burial of the dead..........
7th For the purpose of establishing and and maintaining Academies and Schools for the Education of Youth...........
8th For the purpose of aiding, encouraging and inducing immigration to the Territory of Colorado, and
9th For the purpose of carrying on other branches of business designed to aid the industrial and productive interests of the country. ....
Second The amount of the *Capital Stock* of said Company shall be *Twenty five thousand dollars* ($25000) which shall be divided into *Five thousand shares* of *Five dollars* each..............
Third The term of the Existence of said Company shall be for Twenty Years ....
Fourth The affairs of said Corporation shall be managed by *five trustees*, and the following named persons shall be such *Trustees* for the first year and until their successors are elected to wit—: *Nathan C. Meeker, Robert A. Cameron, Henry T. West, William N. Byers* and Daniel Witter...................
Fifth. The principal business of said Company shall be carried on in the *Town of Greeley* in the County of Weld, and Territory of Colorado with the right to carry on a part of its business at places outside of said Territory
Sixth The Trustees of said Company shall have power to make such prudential by-laws as they may deem proper—[p. 4] for the managment and disposition of the stock and business affairs of said Company—for prescribing the duties of Officers Agents, Artificers and servants that may be employed,

and for the appointment of all officers and Agents for carrying on all kinds of business within the objects and purposes of said Company ....

Seventh. The *wagon roads* to be constructed by said Company are to be from the *Town of Greeley* in the County of Weld aforesaid, intersecting other roads, and the *Bridges* to be built are to cross the Platte River and the Cacha La Poudre River, in Townships No 5 and 6 North of Range No 65 West

Eighth The said Company propose to take the water for thier said Ditches or Canals from the Cache La Poudre River and from Big Thompson River as follows, to wit—: First—on the north side of said Cache La Poudre River at or near the foot of the Cañon above the Town of Laporte in the County of Larimer Territory of Colorado, to be carried thence at a grade not to exceed five feet fall to the mile along the most convenient and practicable line easterly to *Crow Creek* in the County of Weld aforesaid

2d On the north side of said Cache La Poudre River on or near Section 11 in Township No 6 North of Range No 68 West, to be carried thence at a grade not to exceed five feet fall to the mile along the most convenient and |[p. 5] practicable line easterly to Crow Creek in the County of Weld aforesaid

3d On the south side of said Cache La Poudre River at or near a point seven miles above where the Denver Pacific Railway crosses said stream to be carried thence at a grade not to exceed five feet fall to the mile along the most convenient and practicable line easterly and southerly to the South Platte or Cache La Poudre River either or both—

4th From the Big Thompson River at a point on or near Section No 1 in Township No 4, North of Range No 66 West, to be carried thence at a grade not to exceed five feet fall to the mile north easterly along the most convenient and practicable line to the South Platte or Cache La Poudre River, either or both, with such branches, races, acqueducts flumes and embankments as shall be necessary or convenient for the construction, maintenance and use of each of said ditches....................

Ninth The Water in said ditches is to be used and applied for the irrigation of lands and town lots, for *Manufacturing, Mechanical* and *Culinary* purposes and for the conveyance through said ditches of logs, lumber, wood, boats, goods, wares and merchandise

In witness whereof we have hereunto set our hands and seals at Denver in the Territory of Colorado this 13th day of April in the year of our Lord One thousand [p. 6] eight hundred and seventy.......................................

Signed

Witness Edward P. Jones to signatures of N C Meeker R A Cameron, Wm N. Byers and Daniel Witer Witness. Edward P House to signature of H. T. West

N. C. Meeker (SEAL)
R. A. Cameron (SEAL)
Henry T. West (SEAL)
Wm N. Byeers (SEAL)
Daniel Witter (SEAL)

Territory of Colorado } ss
County of Arapahoe }

On this 13th day of April A D. 1870 personally came Nathan C Meeker, Robert A Cameron, William N. Byers and Daniel Witter to me well known to be four of the individuals described in and who executed the foregoing instrument of writing, and they severally, each for himself acknowledged that they executed the same for the purposes and uses therein mentioned

Witness my hand and notarial seal the day and year last above written

Signed.

Edward P Jones
Notary Public

(SEAL)

Territory of Colorado } ss
County of Weld }

On this fifteenth day of April A D 1870 personally came Henry T West to me well known to be one of the individuals described in and who executed the foregoing instrument of writing and acknowledged that he executed the same for the purposes and uses therein mentioned

Witness my hand and notarial seal this the day and year last above written

Signed Edward P House
(SEAL)
Notary Public

[p. 7]

Territory of Colorado}
County of Weld } ss.

This Certificate was filed for record at 3 Oclock P. M April 15th A D 1870 and duly recorded in Book No 1 of Mortgages at page 218

Signed F. E. Moyer,
Recorder—

Greeley C. T. April 20th 1870

[p. 8] Meeting of the Trustees of The Union Colony of Colorado for organization, April 20th A D 1870

The following named persons, being a mojority of the Trustees named in the Organic Act of said Colony viz Nathan C. Meeker, Robert A. Cameron and Henry T. West met and proceeded to the election of the officers of said Colony for the ensueing year, with the following result. viz *Nathan C Meeker* was elected to be *President*, *Robert A. Cameron* to be *Vice President* and *Henry T. West* to be *Secretary*.

The following *By Laws* were then unanimously adopted: *Article 1st.* The *first Election* for the *Board of Trustees* of *The Union Colony of Colorado* shall be held at Greeley, Weld County. Colorado Territory on the first (1st) Tuesday in May A. D. 1871, and thereafter on the first (1st) Tuesday in said month in each year

The Election shall be by ballot and each stock holder in said Union Colony shall be entitled to one (1) vote, which may be cast in person or by proxy duly appointed in writing, which shall be filed with the secretary at least five (5) days before any election, and a majority of the votes cast at such elections shall elect.

The Trustees shall hold their office for one year and until their [p. 9] successors are elected and qualified

The Trustees and the officers elected or appointed by them, shall, before entering upon the duties of their office take and subscribe to the following *Oath* viz

I .... do solemnly swear that I will support the Constitution of the United States of America and the Organic Act of the Territory of Colorado and will perform the duties of the office of..................conscientiously and to the best of my ability. So help me God

Which Oath shall be filed with the Secretary.

Article 2d—

Judges & Clerks of Elections

At all Elections for Trustees the Board shall appoint a Juge or Judges and two (2) Clerks of saaid election who shall keep a full and complete list or lists of the voters and the votes cast, which lists shall be immediately deposited with the secretary of said Colony with the Certificate of the Judge and Clerks stating the number of votes cast at such election and for whom they were cast; and the Board of Trustees shall canvas said votes at the first regular meeting after such election and cause due record to be made of the same on the Record Book of said Colony

Article 3d *Vacancies*

The Board of Trustees shall have power to fill all vacancies in their body caused by resignation or death—

[p. 10] Article 4th

Trustees Meetings

The regular business meetings of the Board of Trustees shall be held on the evening of the second tuesday in each month; and special meetings may be called by the President, and in his absence by the Vice President, by notice in writing to all of the Members of said Board; and all business done at such called meetings shall be as legal as if done at the regular meetings

Article 5th

Officers

The Officers of Union Colony shall consist of a President, Vice President, Secretary, Treasurer and a Superintendant, who shall be elected by the Trustees at the first regular meeting of the

Board after the annual Election in each year and who shall hold their offices for one (1) year and until their successors are elected and qualified

Article 6th

Duties of the President

The President shall preside at all meetings of the Board of Trustees, he shall sign all contracts made by the Board in behalf of the Colony and certified to by the Secretary. He shall also sign all orders drawn by the secretary by order of the Trustees upon the Treasury

He shall be empowered to convey and perfect all tittles of lands to individuals or corporations Sold or granted by the Board of Trustees

[p. 11] Article 7th

Duties of the Vice President.

In the absence of the President, the Vice President shall perform all the duties pertaining to the office of President

Article 8th

Duties of the Secretary—

The Secretary shall keep the Books and Records of the Colony. He shall issue all checks and certificates ordered by the Board of Trustees; which to be Valid shall be countersigned by the President or, in his absence, by the Vice President

Article 9th.

Duties of the Treasurer—

The Treasurer shall keep the monies of the Colony and shall pay them out only by order of the Board of Trustees, which orders shall be signed by the President, or, in his absence, by the Vice President and certified to by the Secretary

He shall give *Bonds* for the faithful performance of his duties, to be approved by the Board of Trustees, in twice the amount he may be likely to hold of monies or property belonging to the Colony

Article 10th

Duties of the Superintendant

The duties of the Superintendant shall be to carry out the instructions given him by the Board of Trustees in relation to Colony matters—

[p. 12] Article 11th

Executive Council

The Trustees may select an *Executive Council* of twelve (12) persons, members of said Union Colony who shall hold their position during the pleasure of the Board of Trustees.

Article 12th

Compensation of Officers

The compensation of the officers and employees of said Union Colony shall be fixed by the Board of Trustees—

Article 13

Regarding lands—

The Board of Trustees shall make such sub divisions of the lands of the Colony as may seem best for the interests of the same, and they shall from time to time apprise such sub divisions, and except as hereinafter mentioned the land shall not be disposed of or sold for less than the apprisement

The Trustees may donate limited portions of land, upon which to erect houses of public worship, to religious organizations and also for Government, State, or County public buildings; also to individuals or corporations upon which to erect Mills, Factories or other costly buildings of general public benefit.

Stock Book

The Secretary was then instructed to open a Book for subscriptions to the Stock of said Company, "The Union Colony of Colorado," allowing each member of said Colony to subscribe for one share only of said stock

[p. 13] It was also agreed that we should proceed to Construction of ditch number thre (3) on the south side of the Cache La Poudre River, and the President instructed to contract for the same with the lowest responsible bidder, with-holding twenty per cent of the price till the completion of the contract—as security for faithful performance of the same—

April 21, 1870

Amendment Art. 1st *By Laws*

the *Election* for the *Board* of *Trustees* of *UNION Colony of Colorado* shall be on the first Tuesday in February

Passed Dec 24—1872—— ——— ————

Amendment Article 1 By Laws Feb 13th 1877

That in case an election for the Board of Trustees of the Union Colony of Colorado should not be held at the time specified in by laws as amended Dec 24th 1872 the Trustees shall have power to call an Election

[Two pages blank.]

[p. 16] Meeting of the Executive Committee Greeley May 10, 1870

Present, R. A. Cameron V. P., Richmond Fisk, Nathan Paul and Henry T. West.

Mr. Levi Hanna was added to the Executive Committee. and took part in the proceedings

The subject of providing some lumber for the immediate wants of the Colonists, being under consideration, it was moved

That some good man be selected to obtain a supply,

Which was agreed to—

Mr West stated that he had a building in Cheyenne which was being pulled down and loaded on to the Cars. It contained a large amount of lumber, and cost him $1000. That he had contracted to have it loaded for one hundred and seventy five dollars ($175.00) and had paid the man who was to do it fifty dollars ($50.00). He offered it to the Colony at its cost to him viz $1050.00

On Motion, his proposition was accepted, and Mr Russell Fisk being mentioned as a proper person to procure lumber, he was appointed; and instructed to proceed to Cheyenne and hasten the sending of the building, and to procure at least fifty thousand (50m) additional feet of lumber suitable for buildings on the best possible terms and have it sent forward immediately. Also to purchase a car load of coal, to be sold to the colonists at cost

Mr. Nathaniel Paul, was [p. 17] selected to dispose of the lumber and coal when received, and was instructed to dispose of it so as to cover expense of sale and save the Colony from loss—

On motion adjourned until 9 O'clock tomorrow morning—

H. T. West
Secty

Greeley, C. T. May 12, 1870

The Committee met according to adjournment.

Present R. A Cameron, R. Fisk N. Paul Levi Hanna and H. T. West.

Mr C. C. Monk was added to the Committee and took part in the proceedings

The minutes of the previous meeting were read and approved

It was unanimously agreed that there should be laid out six tiers of Five acre lots and Eight (8) tiers of ten (10) acre lots on the west side of the town plot—

On Motion of Gen'l Cameron it was decided that the following clause should be inserted in the Colony deeds. viz:

"That it is a part of the consideration in this deed that intoxicating liquors shall not be manufactured; or sold as a beverage nor shall gambling of any kind be permitted on the premises conveyed—

Committee Adj'

H. T. West Secty.

[p. 18] Greeley C. T. May 13. 1870

The Executive Committee met according to adjournment. All of the members present.

Mr Russell Fisk who was appointed to procure lumber, reported that he had learned that Mr Thompson lumber dealer at Cheyenne had joined the Colony, and would move his yard to Greeley, and therefore did not purchase any Lumber. That he had Contracted for a Car load of Coal Costing on the Car $12.00 per ton, which would be shipped at once— He stated that he had to pay this price, it being the only Car load to be had in Cheyenne

He further stated that he had telegraphed to Genl Angur asking him to loan the Colony six (6) tents and rec'd word that by giving proper bonds to the Commanding officer at Fort A D Russell for their safe return. that could be had—He had procured the bonds and the tents would be sent at once. The report was accepted—

Mr Fisk then stated that he had a proposition to lay before the Committee in relation to the erecting of a temporary town hall. to be built jointly by himself and the Colony.

The Committee adjourned till One Oclock P. M to allow Mr Fisk to make his proposition in writing

H. T. West, Secty

[p. 19] Greeley May 13. 1870

The Committee met according to adjournment. All the members present but Mr West and Mr Hanna

Mr Russell Fisk presented the following proposition

To the Executive Committee, Union Colony

Gentlemen

I have the honor to present for your favorable Consideration the following proposition for the benefit of the Colony, and that those passing us upon the Cars will be impressed that enterprise and energy is a characteristic of the officers and business men organizing and developing the interests of the Colony

I propose that the Executive Committee join me in the erection of a suitable building 48 x 24 ft wide—to be erected upon my lot and to cost not less than Five thousand dollars ($5000.00)

The building to Contain an Office for the Executive Committee of this Colony, and a public store room under charge of the Gen'l Superintendant of the Colony and the second story to contain a public hall for Colony Meetings, Religious Meetings, Singing Schools, Concerts &c.

The Executive Committee to advance in its construction Two thousand and five hundred dollars ($2500.00) and the balance to be paid by myself, not less than $2500—The building to be occupied jointly—and when the Exec [p. 20] utive Committee cease to occupy the building—the time not to be extended beyond two years the sum advanced by them to be refunded without interest and their ownership in behalf of the Colony cease.

The title to the lot on which the building is to be erected is to be held by Union Colony until the final settlement between the parties; and the money advanced by the Colony refunded

On motion Mr Fisks proposition was accepted, and a contract was orderd to be drawn

It was agreed that the School sections—number Sixteen in Township number five (5) Range 65 west and 16 in Town 6 Range 65 west and 36 in Town 6 Range 66 west be surveyed into 40 acre tracts and that we invite members of the Colony to occupy the same, and if they do so they shall be guaranteed the right to wa⁄⁄r for their share ($150.) and that we as a Colony will, use our influence in their favor to have the lands so improved apprised at, not over ten dollars ($10.00) per acre which the parties occupying shall pay when the said school lands are sold—And in case the said parties are distrained from said land by reason of an injurious or exhorbitant apprisement, then all of thier rights shall revert to them as land and water holders in the Colony.

Adj'd

[In pencil.] R. A. C.

Secty.

[p. 21] Greeley C T. May 16, 1870

The Executive Committee upon call of the Vice President

Present Mess Cameron, Paul, Fisk, Hanna, Monk and West

Mess Plato and Woodworth were added to the Committee

Mr Hanna stated that Mr Higley was willing to take ten dollars ($10.00) per acre for his one hundred and sixty (160) acres of land and join the Colony—paying the same as others—

It was moved That the Colony purchase his land—which was agreed to—

Mr Monk stated that he thought that there should be a circular statement made to the members as to the following facts viz

The number of officers, their term of office and the amt of salery paid.

The am't of land purchased, from whom, and the prices paid

The number of business lots, their size and the number of resident lots and the size

The proposed division of famig [farming] lands into lots —and the size and number of each

A copy of the charter under the laws of Colorado

The am't of land proposed to be homesteaded by the members and the cost of each tract

The estimated amt of land that can be irrigated and the probable cost of the same—

[p. 22] The general powers of the Executive Committee

The Secretary was instructed to prepare such a statement and to submit it as soon as possible to the Committee—

The Committee adjourned for the Secty to make his report.

3 Oclock P M.

The Committee were convened to hear the report as made by the—Secretary, which was as follows—

[The printed report inserted.]

CIRCULAR.

Greeley, Colorado May 16th, 1870.

The Executive Committee of Union Colony submit the following statement for the benefit of its members, and those interested in the Colony:

LANDS PURCHASED.

Who From.	When	Acres	Cost per Acre	Amount
Denver Pacific Railway	April 11, 1870.	6,397, 66-100ths.	25 descriptions $ 3.00	$19,192.98
"	" " "	2,766, 40-100ths.	12 " 4.00	11,065.60
"	" " "	160.	2 " 5.00	800.00
John Gates,	" 7, 1870.	326. 70-100ths.	about 10.00	3,200.00
A. J. Williams,	" 22, "	80.	9.00	720.00
W. R. Williams,	" 20, "	160.		2,000.00
David H. Williams,	" 30, "	160.		2,000.00
For obtaining the last three descriptions, we paid Dr. Tuttle for services and traveling fees, as per bill,				284.50
M. L. Smith,	April 6th, 1870.	160.		2,000.00
David Barnes,	" 11, "	126. 98-100ths.	10.00	1,269.80
E. Williams,	" 7, "	159. 18-100ths.	10.00	1,600.00
L. F. Bartels,	" 7, "	200.	8.00	1,600.00
G. W. Phelps,	" 9, "	378.56ths.	10.00	3,788.00
D. H. Moffat, Jr.,	" 9, "	120.	10.00	1,200.00
J. Quigley,	" 7, "	160, and his homestead of 80 acres, with house,		2,800.00
"	" " "	160.		2,000.00
Bartels & Remick	" " "	320.	8.00	2,560.00
Chas. B. Farwell,	May 10, 1870.	80.	12.00	960.00
Total Number of Acres 11,916. 29-100ths.			Amount paid,	$59,040.88
Preliminary Fees for Occupancy of Government Lands,				930.00
				$59,970.88

RECAPITULATION:—Purchased from the Railway Company, 9,324, 6 100ths acres, costing $31,058.58; purchased from Individuals, 2,592, 23-100s acres, costing $27,982.30; preliminary Fees for Occupation of 60,000 acres, $930.00, making a total of $59,970.88.

The money paid for the above lands was drawn by drafts upon Horace Greeley, Treasurer of Union Colony, by N. C. Meeker, President, and R. A. Cameron, Vice-President.

The Colony has a contract with the Denver Pacific Railway Co., to withdraw from public entry and permit us to purchase at any time within three years from May 1st 1870, Fifty Thousand (50,000) acres of land, which are to be selected by the officers of the Colony as they wish, within certain bounds. The prices to be paid for said lands are as follows viz: lands selected between the 1st of May 1870, and the 1st of May 1871, to be $3.00 per acre, with interest at six per cent. from May 1st. Those selected between the 1st of May 1871 and the 1st of May 1872, to be $3.50 per acre, and interest at six per cent. from May 1st 1871. Those selected between the 1st of May 1872 and the 1st of May 1873, to be $4.00 per acre, and interest at six per cent from the 1st day of May 1872.

Members who are willing to take 80 acres of Government land, commencing at a distance of about four (4) miles from the Town site, for their membership will be allowed to take an additional and adjoining 80 acres of Railroad land, by paying to the Colony the cost of the same at the time of the purchase, being $3. per acre, until May 1st 1871. The water for irrigation to go with the land in all cases.

PROPOSED DIVISION OF LANDS.

130	5-acre Lots,......	650	acres,		70	80-acre Lots......	5,600	acres,
120	10 "	1,200	"		20	100 "	2,000	"
100	20 "	2,000	"		10	120 "	1,200	"
80	30 "	2,400	"		10	140 "	1,400	"
80	40 "	3,200	"		10	160 "	1,600	"
70	60 "	4,200	"					

——Total, 706 members.——25.450 acres.——

Included in this land is that purchased from the Railroad Company, from former occupants, and the Government lands, upon which we have a claim. A member is entitled to a lot of land, as he may select, of five, ten, twenty, forty or more acres, up to the largest number of acres the Colony can give anyone, for his One Hundred and Fifty Dollars ($150.00) depending upon the distance from the Town site. The nearer the Town the less land, the farther off, the more. The five acre lots immediately adjoin the Town. Improrovements must be made upon outlying lands within one year from the date of the location of the Colony lands, viz: April 5th, 1870, to entitle a person to a deed, unless the same person purchases a Town lot and improves that to the satisfaction of the Executive Committee. This land is to be furnished with water for irrigation. The Colony digs the ditches, and each member of the Colony is liable to assessment for cost of keeping the same in repair. It is estimated that the ditches for irrigating the lands of the Colony, as stated, will cost above $20,000, for which there is money in the Treasury.

A member is also entitled to purchase Town lots for residence and business purposes, either or both, at the minimum price of Fifty Dollars ($50.00) for corner, and Twenty-five Dollars ($25.00) for inside lots, the deeds for which will be given when members enter upon them in good faith, to the satisfaction of the Executive Committee. The money paid for Town lots is to be expended for general Village improvements.

TOWN LOTS.

There are in all, 1,224 lots, which are divided as follows:

Residence Lots,	50 x 190	feet,	20 ft. alleys,	144.
"	100 x 190	"	"	408.
"	200 x 190	"	"	108
Business Lots,	25 x 115	feet,	20 ft. alleys,	328.
"	25 x 190	"	"	236.
Reserved for Schools, Churches, Town Hall, Court House, Seminary, and other public uses,				81 Lots.

RECAPITULATION:—Residence Lots, 660;
Business Lots, 483; Reserved, 81.

The organization of the "Union Colony of Colorado" was a necessity to enable us to make contracts, binding upon the Colony, without which we could not have done anything in regard to irrigation, and many other things necessary to be done for the Colony. This organization is simply to do such things as could not otherwise be done, but it is to be distinctly understood that the members of the Colony are to control the municipal and all other matters relating to the Colony, according to the terms of the original organization.

Regarding the salaries of officers, we would say that the Executive Committee, in session in New York, determined that Mr. Meeker, President, should receive the sum of One Hundred and Sixty Dollars ($160.00) per month for his services while actively engaged for the Colony, and that his son Ralph Meeker, as assistant secretary, should receive Fifty Dollars ($50.00) per month, until the business was closed in New York, which has already been ordered done. It was also agreed that Mr. Cameron, Vice President, should act as superintendent, and after the location of the lands, should remain on the ground to receive the people and attend to their wants, and that for such actual services as superintendent, he should be paid the sum of Seven Dollars ($7.00) per day, until relieved by the Executive Committee. Upon Mr. West's being appointed secretary, it was agreed that he should be paid Six Dollars ($6.00) per day for actual service, until relieved by the Executive Committee.

Lumber is still somewhat scarce, but a lumber yard has been established, and it will be more plentiful soon. The Colony have two large buildings and nine tents, and there will be no trouble about shelter, but we advise all to bring a good supply of bed clothing and blankets with them, as the nights are cool, and as some have come without any extra clothing, we desire that all hereafter shall come prepared.

The Auditing Committee of the Colony will soon make a full report of the expenses attending the locating and purchase of the Lands.

By order of the Executive Committee.

R. A. Cameron, Vice President.

H. T. West, *Secretary.*

Cheyenne Leader Print.

[p. 23] The report was approved and ordered printed for general distribution

It was agreed the alternate lots of outlying lands to the East of the Village Plot be reserved until the first of September

Adj—till 9 oclock tomorrow .

H. T. West, Secty

Greeley May 17th 1870

The Committee met according to adjournment—All present

The secretary was instructed not to change the registry of lots after they have been made

Adj till tomorrow at 9 Oclk A M

H. T. West Secty

Greeley C.T. May 18. 70

The Executive Committee met

Present Cameron, Fisk, Paul, Hanna Monk, & West.

There being some apprehensions among the Colonists of danger from the Indians, it was

Moved. That an application be made to the Secretary of war for a detachment of Cavalry to be stationed on the Platte River below the mouth of the Cache a La Poudre for the protection of this Colony from Indians. Which was agreed to, and the Secretary instructed to write to the Secty of war

[p. 24] The superintendant, Genl Cameron stated that he was ready to place surveyors on the land east of the village plot and suggested that the land be cut up into blocks the same size as in the City; and that they be open for selection as the amount of land to be given to members for their outlying land

Which was agreed to H. T. West Secty.

Greeley May 20th. 1870

The Committee met—

Present Cameron, Paul and Woodworth Hanna and Plato—
Mr Paul desired to be relieved from the care of the Coal, stating that Mess Thompson & Brown were going to deal in the article. He was desired to continue the care of it until it could be turned over to Mess Thompson and Brown.

It was agreed that the trees received from Bloomington and not sold, be transplanted on the River bank for the present season.

Which was agreed to, and Mr E. C. Monk to take charge of the transplanting and employ the labor required

Judge Hanna moved, That a Committee be appointed to arrange with Mr Russell Fisk for a relinquishment of the agreement to put up a town hall—

Judge Plato moved to substitute by giving the Committee power [p. 25] to fulfill the Contract or Compromise with him as they deem best

And the question being on the substitute It was agreed to —and Mess Plato, Hanna and Monk were appointed as the Committee

Adj' H T West Sec'ty

Greeley, May 21st. 1870

The Executive Committee met

There were present Mess Cameron, Fisk, Paul Monk Hanna Plato and West—

The Committee appointed to confer with Mr Russell Fisk reported. That Mr Fisk had made such arrangements in regard to building as precluded any Compromise and that they had drawn the Contract as agreed upon between Mr Fisk and the Colony—as follows viz

Greeley Colorado May 21. '70

Articles of agreement made the twenty first day of May one thousand, eight hundred and seventy, between Russell Fisk of Greeley in the County of Weld and Territory of Colorado of the first part and the Executive Committee or Trustees for the Union Colony in the town of Greeley Weld County and Territory of Colorado of the second part

Witnesseth. That the said [p. 26] party of the first part, Russell Fisk. agrees to erect a suitable building in a substantial and workmanlike manner at a cost not less than Five Thousand dollars ($5000.00) upon Main Street in said Town of Greeley; said building to be two (2) Stories, with Hall in the seconed story to be for the use of the Colony and the public. and under the Exclusive management and Control of the Executive Commitee for all purposes—. Also to occupy jointly office room on the first floor with right to store personal baggage belonging to members of said Colony.

Provided that the party of the seconed part furnish in three (3) installments the total sum of twenty five hundred dollars ($2500.00) in payments as follows—Eight hundred dollars ($800.00) when the foundation is ready and the sills are laid, Nine hundred dollars ($900.00) when the whole is under roof, and the balance, Eight hundred ($800.00) when the building is Completed and ready for use.

Said Fisk of the first part is to refund the above amount of Twenty five hundred dollars ($2500.00) at the Expiration of two years from the Completion of said building—without interest—at which time said Executive Committee or Trustees for The Union Colony shall deliver a deed of the land or lot 25 by 115 feet upon the payment of Fifty dollars ($50.00) by said Fisk and said Committee on behalf of said Colony shall relinquish all Claim upon said building or [p. 27] property

In witness whereof we have hereunto set our hands and seals the day and year first written.

Signed

Signed sealed and delivered
in the presence of
H. T. West
L. Hanna

Russell Fisk seal
R. A. Cameron seal
Vice Prest Union Colony—

The report was accepted and the Committee discharged—

It was agreed that the trees to be set out along the streets, be set twelve (12) feet from the front of the lots, and that the water sects be made three (3) feet from the Trees. and that grass plats be laid outside of the water sect

The Committee then adjourned

H. T. West Secty

Greeley C. T. May 23d 1870

The Executive Committee met Present, Mess. Cameron, Fisk, Paul, Hanna Woodworth and West.

It was ordered by vote of the Committee That those digging Cellars should so dispose of the dirt under the direction of the Superintendent as not to interfere with the Carrying of water through the Streets for irrigation.

The Secretary was instructed [p. 28] to post a copy of the above order on the office door

Mr Paul stated that he came here before he intended at the request of Mr Meeker to assist Mr Cameron and Mr West.

That he had spent all the time he could without some pay

What he had done he did not charge for but if he staid longer, he wished the matter settled in regard to future work.

Mr West. moved That the thanks of the Committee be returned to Mr Paul for what he had done—Agreed to.

Mr Paul then tendered his resignation as member of the Executive Committee, which was accepted

The Committee then adjourned

H. T. West, Secty

Greeley C. T. May 24th 1870

The Committee met, Present, Mess, Cameron, Monk, Hanna, Plato Woodworth and West

Mr Monk Moved

That the even numbered lots of the reserved Blocks on the East of the Town Plot, be thrown open for selection, Excepting those blocks through which the Rail Road runs, and fifty (50) feet each side of the centre of the track

Which was agreed to

Mr West, Moved. That Mr Hanna be allowed to select [p. 29] two lots under the direction of the Superintendant convenient for him to erect a goods warehouse upon, [or] near the Rail Road, and occupy them for such purpose as tenant of the Colony without rent for one year and therafter till the land be offerred for sale at such rental as he and the Executive Committee may agree upon—Which was agreed to

The Committee then adjourned till tomorrow at 9 Oclock A M

H. T. West Secty

Greeley C T. May 25, 1870

The Committee met according to adjournment—

There were present Mess Cameron, Fisk, Woodworth, Plato Monk West and Hanna

It was agreed that the blocks and 5.10 and 20 acre lots surveyed and plotted on the East of the town be offerred on Monday at One Oclock P. M, and that when offered those desiring them should state the fact, and that choice should be made by placing as many numbered slips—beginning at number one—as there are persons who desire said lots or Blocks, and Each person should draw for a choice—Number one to have the first choice, number two the second and so on—Notice of the drawing to be duly made—

Mr. Cameron proposed That we let the Construction of three (3) bridges or Crossings over the main ditch, to be built [p. 30] according to the following specifications "Four Stringers to Each of 6 x 8 inches and sixteen (16) feet long, to be of sound hewn or sawed timber; The flooring to be of sound plank two (2) inches thick and twelve (12) inches wide and twelve (12) feet long. To be well fitted and securely spiked down

Each Bridge will require twelve (12) plank to cover it. and Eart is to be used to fill up and grade to the road level on Each end of the bridge.

Which was agreed to—

The Committee adj till to morrow at 9 Oclk A M

H. T. West
Secty

Greeley, Col. May 26. 1870.

The Committee met according to adjournment. Present Mess Cameron Fisk Hanna, Monk, Plato, Woodworth and West.

Mr Cameron stated that in plotting the lands to the East of the town the house formerly occupied by A, D, Williams was left in the street, and he proposed that it be sold on Saturday Evening next to the highest bidder. The purchaser to pull it down and remove it when required to do so by the Executive Comt,"

Which was agreed to.

Mr Cameron also stated that on the land bought from E. Williams there were two buildings which in plotting the Blocks came on a part Block, the balance being in the [p. 31] river He proposed that they be put up together at auction at the same time with the A D Williams house, and that the person buying be entitled to take the Block as plotted as his share of outlying land—which was agreed to

The Superintendant stated that there were persons on the ground who claimed the right to take and use any property belonging to the Colony without pay—and desired an Expression of the Executive Committee as to what he should do.

Mr Monk, Moved

That the Superintendant take charge of the personal property of the Colony and dispose of it as he may deem best for the interest of the Colony. but not to be given away—

Which was agreed to

H. T. West Secty

Greeley C. T, May 27th, 1870

The Committee met. Present Mess Cameron, Fisk, Monk, Woodworth, Plato, Hanna and West.

The minutes of the previous meetings were read and approved.

Mr J. H. Jones Appeared before the Committee and stated that he had selected Lot 8. Blk 83 before the completion of the Registry book and had put in some seeds, supposing he had secured his lot, but he had lately found that Mr Wadling [p. 32] claimed the lot as it did not appear to be registered. On motion his Claim to Lot 8 Block 83 was affirmed, he however to settle with Mr Wadling for any work done on the lot

Mr Monk. Moved

That improvements made in good faith on either a business or a residence lot shall cover the rights to both—

Which on Motion was laid on the table—

The Secretary stated that there were persons who were purchasing receipts, and selecting lots upon them for the purpose of selling them at a higher price. asking to have them registered in their own names and asked for instructions.

Mr Cameron Moved

That no one be allowed to locate lands in the Colony but once, either on his own or purchased receipt

Which was agreed to

Gen'l' Cameron then offered the following resolutions.

Resolved 1

That on the fourth (4th) day of June next the books of Union Colony Number 1 at the price for membership of One hundred and fifty dollars and five dollars for Contingent Expenses, *be* closed, and that between that time and the first day of August thereafter the lands now purchased may be selected.

Resolved

That on the sixth day of June A D 1870 books for receiving new members be opened, and that the price [p. 33] of membership shall be two hundred, dollars, and five dollars for Contingent Expenses for the next six months dating from June 6th 1870; and those joining as new members shall be entitled; on and after the first day of August next, to select from the lands previously purchased and from the new lands purchased. Equally with the Old Members who have not located their lands—

The members joining the Colony after the sixth (6th) day June shall be allowed one year from August 1st 1870 in which to make the improvements required—

Members declining to select and improve their lands may transfer their interests in the Colony by gift or sale but the holder of the Certificate (receipt) will be required to take possession of the lands to which the original purchaser was entitled and improve the same—as no money invested in land by new. Members will here after be refunded by the Colony.

And the question being upon the adoption of the Resolutions—*they were adopted*

The Committee then adjourned

H. T. West
Secty—

[p. 34] Greeley Colorado May 28, 1870

The Committee met, Present Mess Cameron, Fisk, Monk, Hanna West & Woodworth

The minutes of the previous meeting were read and approved,

The Secretary stated that he had discovered that Block 26 was plotted on the map as being divided into 8 lots, while it was staked by the surveyors, as intended, into sixteen Lots, and moved That the map be corrected to conform to the Survey

Which was agreed to

The Committee then adjourned

H. T. West
Secty

Greeley C. T, May 30. 1870

The Executive Committee met,

Present Mess Cameron, Fisk, Monk, Hanna, Plato & West,

Gen'l Cameron offered the following Resolution

Resolved That no monopoly be granted or allowed in floating, booming, or taking out logs, posts, wood or other timber on the Cache La Poudre River within the purvey of the Union Colony, but that parties putting in a boom shall allow others to take out timber of all kinds at their Boom for a reasonable Compensation—Which was adopted

Committee Adj

H. T. West Secty

[p. 35] Greeley May 31, 1870

The Committee met. Present Mess Cameron West, Fisk, Hanna, Plato, Monk & Woodworth

The minutes of the previous meeting were read and approved—

Mr Hanna Moved

That the Contract for Extending the ditch, beyond the present agreement with Sebree & Bishop be given to said Sebree & Bishop if they will take it at 20 cts per Cubic Yard the size to be only four (4) feet at the bottom.

Which was agreed to—

Mr Monk Moved

That the Executive Committee take a Conveyance and pass over the ground of the proposed ditch on the north side of the Cache La Poudrie River

Which was agreed to.

H. T. West Moved

That we partition off a portion of the "Lean To" of the Hotel de Comfort and allow the Rail Road, Express and Telegraph Companies the use of it jointly till they can put up a building of thier own, Time not to Exceed three months

Which was not agreed to.

Mr Plato Moved

That a Committee be appointed to confer with the R R authorities and see how soon they will furnish us with accommodations for passengers freight & telegraphing

Which was agreed to [p. 36] and Mess Plato, Monk & Woodworth were appointed as the Committee

The Committee then adj till tomorrow morning

H. T. West

Secty

Greeley June 1, 1870

The Committee met, Present Mess Cameron, Fisk, Hanna, Plato Woodworth & West.

The minutes of the previous meetings were read and approved

The Committee to confer with the R R authorities reported that they had seen Col. Fisher and could obtain no satisfaction. That Gov Evans had gone to Chicago and could not be reached for some time.—Report received

Mr Monk offered the following Resolution

Resolved: That the Superintendant be authorised to procure a suitable building and a lady teacher and open a school at once free to all children of the Colony. Which was adopted;

Gen'l Cameron. Moved

That Mess—Woodworth, Fisk & Hanna be appointed as a Committee to obtain funds to pay the teacher

Which was agreed to

The Committee then adjourned

H. T. West, Secretary

[p. 37] Greeley C. T, June 2 1870

The Committee met. Present Mess Cameron, Fisk, Hanna, Monk, Plato Woodworth & West,

The Minutes of the previous meeting were read and approved

There being no business the Committee adjourned till June 4th.

H. T. West, Secty

June 4, 1870

The Committee met—Present Mess. Cameron, Fisk, Hanna, Monk, Plato, Woodworth & West—

There being no business the Committee adjourned

H. T. West, Secty

Greeley June 7, 1870

The Committee met. Present Mess Cameron Fisk, Monk, Hanna, Plato Woodworth & West.

Mr Woodworth moved: That the water for irrigation be brought on to the public Square in the best and most Economical manner under the direction of the Superintendant—

Which was agreed to.

Mr Hanna Moved

That Capt Boyd be em- [p. 38] ployed to take care of the ditch as "Water Commissioner.", and that he be paid three dollars ($3.00) per day when actually engaged.

Which was agreed to—

Gen'l Cameron Moved

That an assesment be made to pay the Expenses of the care of ditch Number 3. as follows. Viz

On all lots irrigated of two hundred (200) foot front two dollars per lot—lots one hundred (100) foot front one dollar and fifty cents ($1.50). lots fifty feet front one dollar per lot. and on outside Colony land irrigated fifty (50) cents per acre, and that the water Commissioner Collect the assesment. Which was agreed to

Gen'l Cameron Moved

That Judge Plato, Mr Monk, and Mr Woodworth be a Committee to take the necessary steps to incorporate the Town of Greeley

Which was agreed to.

The Committee then adjourned till Thursday Mornig at 9 Oclock H. T. West

Secty

Greeley June 9, 1870

The Executive Committee met according to adjournment.

Present Mess *Meeker,* Cameron Fisk, Hanna, Plato, Woodworth, Monk & West.

The minutes of the previous meetings [p. 39] were read and approved.

Mr Monk as one of the Committee appointed to take the necessary steps to incorporate the Town of Greeley reported that it would not be possible to do so as the laws of Colorado provided that no one should hold office till they had resided in the Territory one year and suggested

That an Election be held to add six additional to the original members of the Executive Committee present, who were Elected in New York: naming Mess. Meeker, Cameron & Fisk

Mr Cameron Moved

That there be no Exceptions made, but that the Election be held for the Entire Committee to consist of nine (9) members, on Monday Morning next—the polls to be open from 9 Oclock A. M. till 12 Oclock M—That N. C. Meeker, Mr E. C. Monk & John Leavey be Judges and Jno. F. Sanborn and John Long be Clerks of said Election—The Election to be by ballot

Which was agreed to.

Mr Monk stated that cattle were injuring the trees set out down by the river and suggested that they be fenced in—Which was agreed to.

The Committee then adjourned till Saturday Morning 9 Oclk H. T. West, Secty [p. 40] June 11, 1870

The Executive Committee met Present Mess Meeker, Cameron, Fisk, Hanna, Monk Plato Woodworth & West.

The minutes of the preceeding meeting were read and approved

Mr Meeker made statement of the condition of the finances according to the books of the New York office which showed that there had been received Ninety Six thousand, five hundred six & 91/100 dollars—: that there had been Expended Seventy two thousand, four hundred twenty one & 90/100 dollars, leaving a balance in the treasury of Twenty four thousand, Eighty five & 1/100 dollars subject to draft —

There being no further business the Committee adjourned

H. T. West Secty

Greeley June 14th. 1870

The Executive Committee met.

There were present. Mr Meeker Mr Cameron, Monk, Wilcox, Holmes & West.

The returns of the Election held were made: Showing that the following persons were elected as members of the Executive Committee Viz

Nathan C. Meeker. R. A. Cameron W. B. Plato. E. C. Monk W W Wilcox H T West N. Holmes and E Hollister

Mr Monk Moved

That N. C. Meeker [p. 41] be President of the Executive Committee: Which was agreed to

Mr West.

Moved, That R. A. Cameron be Superintendant— which was agreed to.

[Marginal note.] (On motion of Mr Monk, Mr West was appointed temporary Secretary—)

Mr Monk, Moved,

That the Prest and Superintendant be authorised to pass upon and pay current bills until an auditing Committee be appointed or choosen

Which was agreed to

There being no further business Committee aj till tomorrow morning at 9 Oclock.

H. T. West. Secty

June 15, 1870

The Executive Committee met There were present Mess N. C. Meeker Prest. R. A. Cameron Supt. Monk, Wilcox. Homes & West.

The minutes of the previous meeting were read and approved

Mr Cameron introduced the following

Resolution. Resolved, That except when Members desire to keep such portions of their pre-emption Claims as they may be entitled to: it is the opinion of the Executive, and they deem it to be the duty of all who have preemptions filed for them, to relinquish such preemption or [p. 42] part thereof as may be necessary, at the request of the Superintendant: that an Equitable division may be made and other members allowed to Homestead or preempt them

And the question being upon the adoption of the resolution

It was adopted,

Mr Cameron. Moved

That when Members relinquish their Preemption claim and another desires to file a Homestead upon the land, the Prest be authorised to forward the proper fee to the Land office to pay for the same—

Which was agreed to,

Mr Cameron Moved

That on Monday mornig June 29.th 1870 at 9 Oclock. the lands surveyed and plotted on the north side of the river be open for selection—being 20. 40 & 80 acre tracts

Which was agreed to—

Mr Monk. Moved

That the Superintendant be instructed to let the Contract by sections for Surveying the lands on the north side of the river to the lowest bidder, on Monday Morning at 9 Oclock—with power to reject all bids deemed unreasonable—

Which was agreed to

Mr Cameron

Moved That we. proceed to Establish the grade on and grade Main Street,

Which was agreed to—

Mr Cameron Moved

That Mr Holmes be allowed water according to the rules which may [p. 43] be established by the Executive Committee for 40 acres of land, which he proposes to buy from Mr Sam'l Ashcraft, and which lies on this [side] of the Cache La Poudre River and under the ditch constructed: he to surrender to the Colony his claim for Outlying land for the privilige

Which was agreed to, and the Committee adjourned till saturday morning at 9 Oclock

Greeley June 18. 1870

The Executive Committee met—Present, Mess Meeker, Cameron, Monk, Plato, Wilcox, Hollister Holmes & West

The Minutes of the previous Meeting were read and approved,

Mr Monk Moved:

That the four (4) who desire to purchase the One hundred and sixty (160) acres of land belonging to Mr Farwell being the N W ¼ of Sec 14. Township Five (5) North of Range Sixty five (65) West, be allowed to have water from ditch No. 3 for 40 acres Each, by their surrendering their several claims to outlying land to which they are entitled as members—They to be subject to all the rules and restrictions regarding the use of water as other members—

Which was agreed to

Mr Cameron Moved

That the Colony Employ a *herder* who will keep stock of all kinds from the cultivated grounds. The Contract to be given to the lowest responsible bidder. He to furnish his own horse—

Which was agreed to—

[p. 44] On Motion

It was ordered That all persons keeping stock within the limits of the village shall picket or yard them at night,

. Mr Cameron Moved

That we Employ Judge Plato to attend to the interests of the Colony in regard to the Lemon—Hugh land. on the north of the town being the other half of the 160 acres of land purchased from Mr Farwell.

Which was agreed to

Mr West Proposed that he would act as Secretary of the Colony and keep the records of the Executive Committee during the year without any remuneration if the Committee would employ an assistant to do the balance of the work. His present salery to cease when the assistant is employed and ready to do the work.

Which proposition, on Motion of Mr Monk was accepted: and the President Superintendant and Secretary authorised to employ an Assistant secretary,

Mr Cameron. introduced the following

Resolution. Resolved That members who joined before June 5th 1870 and who become actual settlers during the year (dating from April 5th 1870) who take a 5, 10 or 20 Acre lot or a block for their colonial share of Outlying land, be allowed to purchase from the Colony Eighty (80) acres of Rail Road land at the cost of the same; or a member making a Homestead on a 40 or 80 acre tract of Government land, and taking the same as his share of Outlying [p. 45] land, may purchase a block or a 5, 10 or 20 acre lot at the price of a membership; but this privilige shall not be granted to members taking 160 acers of land; and provided further; that no member who has selected a 5, 10 or 20 acre lot or a block shall be entitled to select or purchase an 80 acre lot until the 15th day of July 1870—

Which was adopted—

Mr Cameron Moved

That Mr Plato be requested to submit to the Executive Committee a form for Colony Deeds, both for Village Lots and Outlying lands—

Which was agreed to—

On Motion

The Superintendant was instructed to take charge of the division of the lands to be selected Monday June 27.th

Which was agreed to and the Committee adjourned till Tuesday morning at 9 Oclock H. T. West, Secty

June 21, 1870

The Executive Committee met.

There were present Mess Meeker, Cameron, Plato Hollister Holmes Wilcox & West

The minutes of the previous meeting were read and approved,

Mr Wilbur appeared before the Committee and stated that his outlying [p. 46] lot had been damaged by running the ditch through it, leading to the Reservoir on the Park. He thought that the damages were about $200.00 and desired the Committee to take some action in the matter.

Mr Cameron Moved That Mr Wilburs application be laid over for further Consideration

Which was agreed to.

Mr Orr also appeared before the Committee and appealed from the decission of the Prest and Supt in regard to his bill for plowing streets—they having decided that he should only be paid one half of the bill.

He stated that the work was not done satisfatorally to himself; but as well as he could do under the circumstances, That he was willing to lose something, but not half

Mr Wilcox Moved

That the Committee affirm the decission of the Prest & Superintendant in their allowance to Mr Orr as proper and sufficient

Which was agreed to—

The Superintendant stated that to give form and comliness to the Park and complete the power of irrigation another small Lake was needed

On motion the Supt was authorised to have one made

The Council then adjourned till Friday Morning at 9 Oclock H. T. West

Secty.

[p. 47] Greeley June 23d 1870

The Executive Committee met upon call of the President to consider the matter of paying Mr Russel Fisk the amount due him according to contract on the building he is erecting for Town Hall—

Mr Cameron Moved:

That the President be authorised to pay Mr Fisk Eight hundred dollars ($800) from the Colony funds—the money to be replaced from the first received from the sale of Town Lots

Which was agreed to.

Mr Monk Moved

That as it was found to be impossible to survey the lands across the river in time to be selected on Monday next; the time of selection be extended two weeks; and that the time when those who have selected 5, 10 or 20 acre lots or Blocks. Can buy 80 acres of Rail Road land be postponed till August 1st next ensuing—

Which was agreed to—

Mr West Moved

That those members who have taken a 5, 10 or 20 acre lot or Block for their Outlying land, may be permitted in addition to the privilige of buying an 80 acre of Rail Road Land to Homestead a Government 80 acre lot by paying all the Govt. fees and $75.00 to the Colony as the proportion of the cost of the ditch for [p. 48] watering said land.

Which on motion was laid over for further Consideration

Mr Meeker proposed to Homestead the Higly land Containing 80 acres and pay the Govt fees—and pay $200, to the Colony for 20 acres of it—the rest to be turned over to the Colony—

Which proposition was also laid over for further Consideration

There being no further business the Committee adjourned until Monday morning at 9 Oclock

H. T. West
Secretary—

Greeley C T. June 2.7." 1870

The Exec Committee met

There were present Mess Meeker, Cameron, Plato, Hollister Holmes, Pinkerton & West

The minutes of the previous meetings were read and approved

Mr Cameron.

Moved That Mess Pinkerton. Whipple and J. B. Flower be appointed a Committee to examine the building being erected by Russell Fisk for the joint occupancy of himself and the Colony with instructions to report to the Executive Committee their opinion as to its being so [p. 49] Constructed as to be safe for the purposes designed—Viz a Public Hall—

Which was agreed to—

On application of. W. E Pabor Clerk of the Board of Church Trustees the Superintendant was instructed to provide some plain seats for church purposes as in his judgment he deemed best

On motion of Mr Plato the Superintendant was instructed to cause the persons staying in the main part of the Hotel de Comfort to vacate it by Saturday Morning next —

On motion of Mr Pinkerton the Superintendant was authorised to sell the Colony Horse & Wagon at auction to the highest bidder

Judge Plato submitted a form for Colony Deed which was examined and referred back to him with suggestions for alterations—

On motion, Gen'l Cameron and Mr Pinkerton were appointed a Committee to purchase the Charter and Stock of the Eagle Ditch Company—

Gen'l Cameron & Mr West were authorised to Examine the Deed to be submitted by Judge Plato, and if satisfactory have the blanks printed at once

The Committee then adjourned till Thursday morning. 9 Oclock

H. T. West

Secty

[p. 50] Greeley June 30, 1870

The Executive Committee met Present Mess Meeker, Cameron, Holmes, Hollister & West

A Committee from those Occupying the Hotel de Comfort appeared before the Board and protested against the order of the Committee vacating that building. Wereupon Gen'l Cameron offered the following Resolution

Resolved, That on and after July 5th next members with families be allowed to occupy the Hotel de Comfort thirty days only, and those without families no longer than ten days—Which was adopted

The Committee appointed to investigate the condition of the building being erected by Russell Fisk. made the following

Report—

We, the Committee appointed by the Executive Committee of Union Colony to Examine the building now in process of Erection by Russell Fisk Esqr. a part of which is to be occupied by the Union Colony, would respectfully report

That we have Examined said building, and that we consider it unsafe for the purposes for which the Colony disign it Viz a Public Hall, and we would respectfully recommend the Executive Committee not to accept said building unless the following improvements and supports are provided Viz—

To have a timber 6 x 9 inches laid under the present joists flat ways so that the shoulders of the floor joice [p. 51] may rest on said timber—and have the timber supported at Each End: and with two (2) Columns situated about one third of the width of the room from Each side of the room, and another timber 6 x 6 inches in the centre of the space between the present girders, so that there will be a support every six (6) feet under the floor of the room intended for the public hall. The 6 x 6 timbers to be supported in the same way that the 6 x 9 are to be supported Viz by a support at Each end and two Columns as aforesaid. Each of the above mentioned Columns to stand on a good and substantial foundation on the bottom of the Cellar—

Signed J. H. Pinkerton }
W. L. Weed } Committee
J B. Flower }

Genl Cameron introduced the following resolution

Resolved. That the report of the Committee on Public Hall be accepted and that a copy of the same be furnished Mr Fisk, and that he be requested to add such necessary timbers as will satisfy said Committee in regard to safety

Which was adopted—

The Committee then adj till Saturday Moring. at 9 Oclock

H. T. West
Secty

[p. 52] Greeley July 2/70

The Executive met—Present Messrs Meeker, Cameron, Monk, Hollister, Plato, Wilcox, Pinkerton, West & Holmes—

The Minutes of the preceeding meeting were read and approved.

Mr Monk moved

That all the Grass on lands under the control of the Colony be sold to the highest bidder, in suitable lots, by the Supt. next Saturday evening at seven o'clock

Which was agreed to—

On motion

Messrs Pinkerton Wilcox & Holmess, were appointed a committee to confer with with Messrs Gilchrist Hover & Co in relation to land needed for a saw mill site—

Mr Monk moved

That the resolutions adopted by the members of the Colony at the meeting held June 18th—be spread upon the minutes,—

Which was agreed to—

Mr Plato moved

That a Committee be appointed to consider the resolutions adopted by the people & report to the executive committee, what action, in their opinion should be taken by the board.

Which was agreed to—

On motion of Judge Plato

The officers of the Colony were instructed to make full & immediate report of the financial condition of the same—

[p. 53] A. Gilchrist through Genl. Cameron stated that the Hotel de Comfort building was on the business lot which he had selected before the Registry book was started, and desired to know what action the Committee would take in the matter—

Whereupon Messrs Pinkerton, Plato, & Wilcox were appointed a Committee to investigate, and report to the executive committee—

On motion of H. T. West

Messrs J. H. Pinkerton, T. B. Bishop, W. H. McDonald, were appointed a committee to investigate the claim of A. J. Wilber, for damages, caused by ditch running through his outlying land. with instructions to report upon benefits as well as damages.

Mr Cameron moved—

That a suitable lot be donated to Mr Meeker, on which to erect a building for a printing office, which, on motion, was laid over until next meeting—

Mr Pinkerton moved

That all application to the Executive Committee, presented hereafter, relating to real estate or improvements to be made of a public character, be laid over one meeting for consideration—

Which was agreed to—

The Committee then adjourned till Tuesday Morning next at 10 O'clk

H T. West
Secty.

[Clipping inserted.]

[p. 54] The following resolutions have been adopted by the members of the Union Colony as a line of policy for the government of the colony:

Resolved, That it is the duty of the executive committee to see that proper titles with the right to water be properly conveyed to each individual member; and that all the rights and powers belonging to the trustees of the ditch company be handed over and conveyed to the executive committee of the colony.

Resolved, That in the true spirit of colonization, any member entering upon his lands—a part or the whole—to build, in good faith, shall be entitled, at once, to his deeds for his business lot, his residence lot and his outlying land, upon respectively paying for the same.

Resolved, That in making the deeds for the members, a clause shall be inserted, forever prohibiting the maufacture or sale of intoxicating liquors as a beverage, on the land so deeded.

Resolved, That the diffusion of knowledge, so essential to good government, depends upon the opportunities and advantages of education, therefore, we believe that at the earliest practicable moment, a public school shall be opened, free to any children in the colony.

Resolved, That until a municipal government can be organized under the territorial laws of Colorado, the government of the affairs of the colony shall be vested in the executive committee of nine, who shall serve without compensation, except for actual service rendered by the president, superintendent and secretary.

Resolved, That the executive committee be requested to appoint an auditing committee of three not of their own number, sufficiently competent for the purpose of examining and auditing the colony accounts, and make a report to the colony monthly.

The above Resolutions were entered in accordance with instructions given at a meeting of the Executive Committee of July 2d

Greeley July 5, 1870

The Executive Committee met—

There were Present—

Messrs Meeker, Cameron, Monk, Plato, Hollister Holmes, Pinkerton, Wilcox, and, West—

The minutes of the preceeding meeting were read & approved—

Mr Meeker read a communication from J. B. Pomeroy of Boulder City, in relation to a bridge across the Thompson, & other matters, which was laid over for consideration

The Committee appointed to [p. 55] confer with Messrs Gilchrist, Hoyer & Co in relation to land for Saw Mill site—Reported

That they were unable to find the survey stakes, at the point desired, & could not tell what land there was there, under the control of the Colony—

On motion Judge Plato

The Committee were given further time in which to make full investigation—and Genl. Cameron was added thereto—

Mr Pinkerton moved

That a notice be posted, forbidding the firing of Guns or Pistols within the village limits.

Which was agreed to

Genl. Cameron introduced the following resolutions

Resolved—That no person living on the Town plot proper be allowed to keep horses or cattle running at large. Nor shall any person occupying any Colonial subdivision of land, less than forty acres, keep cattle running at large, unless they are properly herded—and that this resolution be submitted to a vote of the members of the Colony, on Saturday evening next. At a meeting to be called at the Hotel de Comfort—

Which was adopted—

[Marginal note.] (At the meeting of the Colonists held, as ordered, the Resolution was adopted—)

On motion of Genl. Cameron

Judge Plato was instructed to take such proceedings, as in his judgment as a lawyer would be proper, to either eject from the Colony land or cause him to pay rent—the person occupying [p. 56] the Lemon-Hughes land, to which the Colony has a title, to one undivided half—Provided that it does not interfere with the Colony interests, in regard to the purchase of the other half—

Which was agreed to—

The Committee then adjourned 'till Saturday morning at 9 o'clock—

H. T. West

Secty

Greeley July 9th 1870—

The Committee met at 9 o'clock A. M. All Present adjourned 'till one P. M.

Greeley July 9th 1870

The Committee met according to adjournment

All were present—

The Committee appointed to investigate the claim of A. J. Wilber—reported—

As follows

We your Committee appointed to examine & reporte upon the damages if any, done to Mr A. Wilber, in consequence of the ditch, for supplying the Park lake with Water, running through his land

Report as follows

That in the opinion of your Committee—there is no damage done to said land, but on the contrary, said water running through said land is a benefit to it—

We think it a benefit from the fact, that he put a box or flume, in the [p. 57] main ditch, at the same point, for the purpose of irrigating the land in question, and for various other reasons—

Signed

J. H. Pinkerton
Walter H. McDonald
T. B. Bishop
Committee

Which report was on motion accepted & adopted

The Committee to investigate the claim of A. Gilchrist for business lot on which the Hotel de Comfort stands—reported adversely to his claim—

The Report accepted & adopted—

The President was instructed to draw a check for one hundred & sixty dollars, to pay Danl. Witter & Jno. Evans, for the one half of Eagle Ditch Co. Stock

Genl. Cameron introduced the following resolution—

Resolved that the Secretary be required to arrange, classify & present, the financial report of the Officers of the Colony immediately, and that he be authorized to employ such clerical assistance, as may be necessary—

Which was adopted

The President appointed—

Mess. Monk, Wilcox, and Hollister, as a committee to propose names of persons to form an auditing committee

Mr Pláto moved

That an order be passed [p. 58] to make a deed or deeds of lot 4, Block 58. and lot 8. Block 47. & lot 3. in the S.E. ¼ of the S.W. ¼ of Sect. 31. & delivered to Edward G. Dyer, & Horace P. Huley—upon their paying to the Treasurer the sum of seventy five dollars.

Which under the rules was laid over 'till next meeting—

On motion

The time for the selection of the lands across the river, was postponed 'till a week from Monday next—

Judge Plato moved—

That an election be ordered to be held, for a Treasurer—on Saturday evening at 8 o'clock P. M.—July 16th 1870—

The Committee appointed

To suggest names for an auditing committee—

Reported the names of Mess. E. T. Nichols, Jno. F. Sanborn, & E. C. Alphonse—who were duly appointed by the board—

Genl. Cameron moved—

That the Treasurer elected, be required to give bonds to the Colony—double the amount, which he may be liable at any time, to hold in his hands of Colony monies, or properties

The Committee adjourned 'till Monday morning at 9 o'clock A. M.

H T. West

Secty

[p. 59] Greeley July 11th 1870—

The executive Committee Met—All were Present—but Mr Wilcox—

The Supt. presented an estimate of the Cost of the ditch surveyed on the north side of the Chache la Poudre river, as follows

First five miles—one & ½ ft deep 10 ft on bottom	$4302.
2d 5 miles 9 ft on bottom 1 & ½ ft deep	3913.
3d 5 " 8 " " 1 & ½ "	3521.
4th 5 " 7 " " 1 & ½ "	3125.
5th 5 " 6 " " 1 & ½ "	2721.
6th 5 " 5 " " 1 & ½ "	2325.
30 miles total Cost	$19,907

Which on motion of Genl. Cameron, was adopted as the basis for constructing the ditch—

On motion—

It was ordered that the excavating of the ditch, be let to the lowest bidder, on the 1st day of August, and that notice be given, of said letting, in the Denver Papers, with the provision, that any all bids not satisfactory, may be rejected—

Mr West offered his resignation as Secretary, to the Executive Committee

Which on motion of Mr Monk was accepted—

On motion of Mr Pinkerton Frank M. Babcock was elected, as secretary of the executive board—

Judge Plato moved—

That Mr Pinkerton & Genl. Cameron be appointed as a [p. 60] Committee to investigate the matter of location by persons who either, have no certificates, or have only paid $5—

Which was agreed to—

Mr Pinkerton moved

That no person be allowed hereafter, to make any locations, without showing his receipt as a member of the Colony—and having the same endorsed upon the back, on presenting sufficient evidence of his membership to satisfy to Executive Committee and that all persons who have made selections, without such endorsement being made, be required to present their receipt to the Secy. within 60 days from this date, and have their selections duly endorsed thereon—

Which was agreed to—

On motion it was ordered, That the Deeds to lot 4, Block 58, lot 8, Block 47, & lot 3, in the S. E. ¼ of the S. W. ¼ of

Sect. 31, be made and delivered to Edward G. Dyer, & Horace P. Hulet on their paying to the Treasurer of Union Colony the sum of $75.

Genl. Cameron presented the following resolution—[which was adopted][1]

Resolved—That at the drawing for lands, none but those present, on the ground or those who have been present, and are to return to live in good faith, should be entitled to draw, but that those not present may be entitled to locate by their agent, or attorney, when the lands are opened, after the drawings—

The motion of H. T. West, which was laid over for further consideration at the meeting of June 23d 1870.[p. 61] was taken up amended, so that it should read as follows—

That those members who have taken a 5, 10, or 20 Acre lot, or a block, for their out lying land, may be permitted, to Homestead a Govt. 80 acre lot (for which the colony will furnish water), by their paying the Govt. fees, & $75 to the Colony for the proportion of the cost of the ditch to water said land, instead of buying an 80 acre of R. R. land—

Which was adopted—

On motion

The Supt. & Mr Pinkerton were appointed a Committee to investigate the Petition of John Kimsey, with instructions to report—

Mr Pinkerton was requested to inform the Supt. in regard to the location of the Peat Lands on Colonial grounds, & it was ordered that such lands be reserved from sale—

On motion

The Supt & Mr Pinkerton were appointed a committee to investigate the matter of damages done to Frank Marks land, by the ditch passing through it—

Mr Pinkerton moved

That all work to be done for the Colony hereafter, be let to the lowest bidder, & that no contract be made except by order of the executive committee

Which was agreed to

---

[1] Added in pencil by the secretary.

[p. 62] Mr West moved

That the lands which are suitable & deemed necessary for lakes & reservoirs, with the approaches to them, on the north side of the river, be reserved from sale

Which was agreed to—

On motion of Mr Pinkerton

The Supt was instructed to fit up the north room of the office building for use of the Secy.

Adjourned 'till Thursday morning at 10 o'clock

H. T. West
Secty

Greeley July 14 1870

The Executive Committee met—

Present—Mess. Meeker, Cameron, Plato Pinkerton, Hollister West & Wilcox—

The minutes of the preceding meeting was read—& adopted with the following exception—

Mr Pinkerton moved

That the Secy be requested to strike out the clause, in the motion of the preceding meeting concerning the letting by contract of the ditch—viz "that notice be given of said letting in the Denver Papers"

Which was agreed to—

It being so amended will read as follows,

That the excavating & construction of the ditch, be let to the lowest bidder, on the [p. 63] 1st day of August next, with the provision that any or all bids not satisfactory, may be rejected—

The Committee on the investigation of the Petition of John Kimsey reported unfavorably—

The matter of Mr Gilchrist was then called up.

Genl. Cameron moved—

That, if a business lot be found which has been fraudulently selected, between this date & the 5th of April next—Mr Gilchrist shall be given the privilege, to locate the same, in the place of any, which he may have selected—

Which was agreed to—

Genl. Cameron submitted the opinions of Danl. Witter Esq. & Alfred Sayre Esq. in relation to the Powers of the Union Colony of Colorado to sell & convey lands &c—which was read by the Secy. & placed on file—

Judge Plato offered following resolution

Resolved—That the Auditing Committee—report all accounts audited and allowed by them from the organization of this committee up to the present time, and that hereafter said auditing committee make weekly reports of their action as such committee—

Which was laid over—

The question of leasing the Hotel de Comfort to A. Z. Salomon was introduced & the matter left with the President, to investigate & report at next meeting—

Committee adjourned [p. 64] to Saturday morning at 8 o'clock.

F. M. Babcock
Secy.

Greeley July 16th 1870

The Executive Committee met—

Present—Mess. Meeker, Cameron, Plato Holmes West Hollister Wilcox Monk & Pinkerton—

The minutes of the preceding meeting was read & adopted—

Genl. Cameron moved—

That lot 16 Block 62 be given Mr Gilchrist, to satisfy his claim—

Which was lost—

Mr Wilcox moved

That the Supt— be requested, to establish the grade for road, on Walnut & Maple Sts—

Which was agreed to—

The Prest. reported the proposition of Mr A. Z. Salomon in regard to the leasing of the Hotel de Comfort—as follows—

Mr Salomon will fit it up for a store, for the rent of it for one year—or if done by Colony, will pay $50 rent, per month—

Judge Plato moved

That a committee of 3 be appointed by the chair to confer & agree with Mr. Salomon in relation to the leasing of the Hotel de Comfort

Agreed to

[p. 65] The Chairman appointed—as such Committee

Mess Cameron, Holmes & Hollister—

Mr Monk moved—

That the bids for excavating & constructing the ditch be received in miles & 5 miles sections, & the aggregate—sealed proposals—to the lowest responsible bidder—& that the Committee reserve the right to reject any or all bids—

Agreed to—

Genl. Cameron moved—

That Mr Hollister & Holmes be appointed to procure the written consent of all the land owners, through whose lands this ditch shall pass—

Agreed to—

Mr West moved

That the Colony allow Mr Stafford the use of water, for his land, from ditch No 3, under all the restrictions made for members of the Colony—Upon his granting to the Colony full right of way for said ditch through his land—The matter of obtaining the grant to be left to the Supt—

Agreed to—

The Prest appointed the following committees,

Committee on Deeds

Mess. Cameron Plato & Hollister—

Committee on Town Interests

Mess. West, Monk, & Wilcox—

[p. 66] Committee on Schools

Mess. Monk Holmes & Pinkerton—

Adjourned for Dinner—

Committee met at one o'clock P. M.

A letter from Mr J. V. Pomeroy—was read by the Secy., in relation to a road from Bowlder to Greeley, requesting that the committee send some one to represent Greeley—at a meeting to be held at Bowlder next Friday evening.

Mr Pinkerton moved—

That the Prest. be requested to notify the Bowlder people, to appoint a committee, to meet with a committee which shall be appointed to represent Greeley to view the country & determine the best possible route for such road—

Agreed to—

Genl. Cameron offered the following resolution

Resolved—That [Lot] 16 Block 38—be donated to Mr N. C. Meeker, for the purpose of erecting a building, and, establishing a News Paper & Printing Office—It being given to encourage said pioneer Business—

Adopted—

[Marginal note.] (Nr West moved—an amendment to Nr Pinkertons motion of July 11th in relation to the drawing—which motion as amended will read as follows—)

Mr Monk moved—

That those who may select a R. R. 80 acre lot, shall either pay for, or enter upon & improve the same within 90 days after the selection thereof—which if not complied with, the land shall [p. 67] be reopened for selection by other members—

The financial report was then read by Mr West—to whom a vote of thanks was rendered, for the preparation of said report—

Judge Plato moved—

That a committee be appointed by the Chair—to examine & classify the accounts, as prepared in said report & make an abstract thereof—

Agreed to

The chairman appointed as such committee—

Mess. Wilcox, Hollister, & Monk—

The Committee adjourned to Monday at 8' o'clock A. M.—

F. M. Babcock

Secy—

The following Resolution was introduced concerning the process for drawing the lands under the ditch "*No 2*"—

Resolved—That the lands on the north side the River Cache la Poudre & under Ditch *"No 2"* shall be distributed as follows—

First—Members not having selected a small subdivision (20 acres or less) may select a Homestead 80 acre lot, for their membership interest in the Colony—the Colony paying all fees for Homestead, & giving to said member a right to water from the Ditch.

Second—Or a member may select a Rail Road 80 acre lot, he paying the cost of said 80 acre lot—and being—[p. 68] furnished with water share for said 80—at half the cost of the membership, the remaing half of his membership he may invest towards the purchase of a 5 or 10 acre lot, or hold for future investment, as he may elect—

Third—Or a member may select an 80 acres in in Fee Simple with water right by paying the additional sum of one hundred & sixty five dollars—

Fourth—Or a member may select a 40 acre lot, or two 40' acre lots as Homestead, and be furnished with a share of water for both for his membership the member paying the Govt fees for the Homestead—

Fifth—On the Wednesday following July 20 1870—at 9 o'clock A. M. members having previously selected outside lands of any size including 80 acres, may then have the further privilege of purchasing a R. R. 80 by paying the cost of the same Or— taking a Homestead 80— a water share being furnished to each for the sum of $75.00

Sixth—Or persons having selected an 80 acre lot before the 20th July 1870—may then or thereafter purchase a 5 or 10 acre lot at the price of his membership—

All previous orders conflicting with any part of this Resolution is hereby annulled—

Adopted—

F. M. Babcock—
Secy—

[p. 69] Greeley— July 18th 1870

The Executive Committee met—

Present— Messrs—Meeker, Cameron, Monk, Hollister Holmes Wilcox— & Pinkerton—

The committee proceeded to receive the names of members wishing to draw 80 acre lots— The names were examined & passed upon—in accordance with a resolution adopted July 16th 1870.

Mr Monk moved—

That the Secy. make duplicate receipts for Genl Cameron & Mr Kram, in place of original receipts which were lost— & mark duplicate on the face of the same—

Carried—

The Prest introduced a letter from Saml. Sinclair Esq, containing a proposition of the Tribune Association, to receive the Colony funds, now in the hands of Horace Greeley—on Call loan with 6 per cent interest—

Mr Monk moved

That the Executive Committee accept the proposition of the Tribune Association contained in Mr Sinclairs letter— and that the Secy. inform Mr Sinclair of the action of the Committee.

Carried—

Adjourned to Tuesday July 19th 9 A. M.

[p. 70] Greeley July 21 1870

The Executive Committee met—

Present—Messrs—Cameron, Monk, Wilcox, Pinkerton, Hollister & Holmes—

Genl. Cameron introduced the following Resolution—

Resolved—That all members who have selected: Five, Ten, or Twenty acre lots, since the Resolution of the Executive Committee allowing such members to select an additional 80 acre peice—and who now desire to change their selection for an 80 acre lot, may relinquish their 5 10 or 20 acre lot and choose a Government 80, on presenting to the Board a written statement that they desire to do so, for the purpose of actual settlement & cultivation—

WESTERN
AMERICANA

CONTINUED
ON NEXT
FICHE

Adopted—

Genl. Cameron introduced the following Resolution—

Resolved—That until members of the Colony have had an opportunity of selecting lands—no member should make a duplicate selection, and that the Drawings for such selections shall be postponed—

Adopted—

A letter from C. S. Nettleton, was read by the Secy. giving an opinion of the extent of damages done by the ditch to Frank Marks—

Mr Pinkerton moved

That Judge Howes [p. 71] be selected & requested to act as Arbitrator for the Colony—in relation to the damages done Frank Marx—by said ditch—

Carried—

Mr Monk moved—

That Genl. Cameron—Mess. Pinkerton & Eaton, to inspect & recommend proper alterations in Ditch No 3—

Carried—

Adjourned for Dinner—

Genl. Cameron introduced the following resolution—

Resolved—That to encourage the occupation of Government lands, members who have selected a Five, Ten or Twenty acre lot, since the 15th day of June, under the apprehension that they could draw an additional eighty, may now draw a government 80, for their membership, and in case they find the Government 80 occupied, they may fall back on their subdivision, or if they hold the 80 they may pay if they elect One hundred & fifty dollars for the 5, 10 or 20 acre lot—

Adopted—

Mr Monk moved—

That Lot 19 Blk 43 be allowed Mr J. H. Jones & that Lot 20 Blk 58 be allowed Mr Gilchrist— & if he refuses to select it that it shall be reserved by the Colony—

Carried

[p. 72] M Pinkerton moved—

That the Secy be requested to look into the matter of Mr H. T. Pollock's receipt of $5—

Carried—

Mr Monk moved—

That the Secy. be instructed to inform Mr Byers & Mr Witter of the Resolution passed by the members of the Colony—requesting the Excutive Committee to obtain the rights & powers of the Ditch Co—from the Trustees & also requesting them to resign—

Carried—

Committee adjourned to Friday July 22d—at 9 A. M.—

F. M. Babcock
Secy—

Greeley July 27, 1870

Committee met— Present— Mess— Meeker, Cameron, Holmes, & Hollister—

Genl. C— moved

That the Secy be requested to inquire into the Lemon matter & demand rent for the use & occupation of one undivided half interest, and to commence action for partition—

Carried

[p. 73] Genl. Cameron moved

That Nr Wests bill be allowed—

Carried—

Committee adjourned till Saturday morning 9 A. M.—

F. M. Babcock Secy

Greeley July 30/70

The Executive Committee met— Mess— Meeker, Cameron, Holmes, Wilcox & Hollister

Genl C offered the following Resolution—

Resolved— That 2— 80 acre lots in sec. 25 T. 6. R. 67. be subdivided into 40 acre lots, to be allowed for memberships

Adopted

Genl. Cameron moved

That persons having drawn a 40 acre lot—besides a 5, 10 or 20 acre lot, be allowed to select a Govt 80 acre lot, by paying $75 for water—

Carried—

Genl. Cameron offered the following Resolutions—

Resolved—That the Colony Ditch No 2 be let only in small sections of half a mile, one mile, two miles, and three miles, to members of the Colony only, and provided none but members of the Colony be employed on the work, or the teams of members of the Colony—

Sections not let under these restrictions shall be built by the Colony [p. 74] or offered to members from time to time—

The Colony shall reserve the right to take up and finish or relet all contracts so let, if the work is not taken up and pushed with reasonable energy, or not done in a proper manner, or, if it appears that said contracts shall not be completed in time—

Payments for work done on any consecutive, part of the job completed will be measured and paid every thirty days, 20 per cent being reserved for damages in case of failure to comply with contract—

Adopted

Genl. Cameron moved—

That Mr Hollister & Mr Wilcox be appointed to call on Mr Smith & confer with him about his cattle & about vacating the premises—now occupied by him

Genl. Cameron moved

That for the Farwell ¼ interest in the Eagle Ditch Co. a reserve lot which he may select, be allowed him— for the consideration of such interest— Carried

Genl. Cameron offered the following Resolution—

Resolved—That the remaining Colony lands be surveyed and plotted, and that the surveying be let by sealed bids at a price per chained mile

Adopted

[p. 75] The statement of Russell Fisk concerning the Exchange Building— was then read— Payment of $900— required of the Colony, according to contract

Mr Wilcox moved—

That this matter be submitted to the old Committee, Mr Pinkerton, Weed & Flower to inquire into the condition of said building, & if complied with according to contract, to report to Prest. who may draw check & allow the amount—

Carried—

Committee adjourned to Tuseday Morning at 9 A. M.

F. M. Babcock Secy

Greeley Aug 2 1870

Mess—Meeker—Cameron—Hollister & Holmes Present—

On motion it was ordered that the upper bridge on Main St. be repaired—

Committee, Adjourned to Monday Aug 8—

F. M. Babcock Secy

Greeley August 14—1870—

Mess Meeker, Cameron— Hollister and Holmes—

It was moved that the Association of Stock & Herders shall have the privilege of herding on the 160 acres, now occupied by Smith on the north of the town

Carried

[p. 76] On motion it was resolved to suspend the office of Sperintendent, and place the business in the hands of the Secretary—

Mr Hollister proposed that lots reserved on Walnut St. & facing the Park be held for the purpose of erecting cottages for invalids—

Laid over till next meeting— as relating to Real Estate—

It was ordered that the remaining 40 acre lots in Sec 1 T. 5. R 66 be allowed to parties, who will take up the R. R. contracts therefor, and pay for the lands—their memberships being allowed for water—

Committee adjourned to Saturday morning Aug 20— at 9 A. M.—

F. M. Babcock
Secy

Greeley Aug 23d 1870—

The Executive Committee met

Present Mess. Meeker, Cameron, West, Holmes & Wilcox—

Genl Cameron moved

That we encourage individuals to buy the Hughes 40 acre interest in the Lemon estate on the north of the town—Laid over—pertaining to Real Estate—

Genl. Cameron moved—

That The Union Colony of Colorado deed a right of way to the D. P. RR Co. of fifty feet from the center of the R.R. track on each side of the same—through the lands owned by the Colony, and the R.R. shall erect, thereon only, [p. 77] buildings necessary for the use & occupation of said R.R.—

Carried—

Specifications for flume—read by Secy—

Genl. Cameron moved—

That the specifications for flume for Ditch No 2—be adopted, and bids therefor be advertised & received—

Carried

Mr West moved—

That the Colony purchase 5 or 10 acres. at the head of the Ditches No 2. & 3. for the use, & occupation of a gate tender to take the 'charge of the Head Gates—and that Mr Benj. Eaton be requested to make inquiries & obtain the price of such lands & report to the Committee—

Carried—

Genl. Cameron moved

That we suspend the 27th & 28th miles of the Ditch No 2—

Carried—

Mr West—moved—

That all contractos on the Ditch No 2. who have not executed the agreements, shall be notified by the Secy. to do so, on or before Saturday Aug 27th and also notify them—that the work be commenced on or before the 1st of Sept next, unless satisfactory evidence be given to the Committee, or such bids shall be declared void—

Carried—

Genl. Cameron moved

That Mr Nettleton be ordered to make an examination of the Ditch No 3., & ascertain what changes are necessary to perfect the same—

Carried—

Genl. Cameron nominated Mr Holmes to take the place of Mr Byers as Trustee of The Union Colony of Colorado
[p. 78] Carried

Mr West nominated Mr Monk to take the place of Danl. Witter Esq. as Trustee of The Union Colony of Colorado—

Carried—

Mr. Wilcox nominated Mr R. A. Cameron to take the place of Mr R. A. Cameron, as Trustee of The Union Colony of Colorado—Carried—

Genl. Cameron nominated Mr N. C. Meeker to take the place of Mr N. C. Meeker, as Trustee of The Union Colony of Colorado—Carried—

Mr Holmes nominated Mr H. T. West, to take the place of Mr H. T. West, as Trustee of The Union Colony of Colorado—Carried—

Genl Cameron moved

That a committee of three be appointed by the Chair, to make investigation concerning a High School building & report at next meeting—

Carried—

The Chair appointed Genl. Cameron, Mr Holmes & Wilcox—

Committee adjourned to Thursday Aug 25th/70 at 8 A. M.— F. M. Babcock

Secy

[p. 79] Greeley Aug 25-/70

The Executive Committee met—

Present Mess. Cameron, Pinkerton, West, Hollister Holmes & Wilcox—

Mr West moved

That the property owners on Main & Monroe Streets, be assessed $5 for each lot, for grading the streets, in front of such property—Carried

Mr Hollister moved—

That property owners shall pay 25 cents for each tree, which has been set out, by the Colony, along the front of such property—

Carried—

Statement of Mr E. S. Nettleton, on the Condition of the Ditch No 3. was submitted—Read by the Secy. & placed on file—

Mr Hollister reported—Mr Lovelands proposition in relation to right of way for Ditch No 2 &c—That he would grant the same for $150—& build a bridge over Ditch for $25

Mr West moved—

That the report of Mr Hollister be accepted—

Carried—

Genl Cameron offered the following Resolution—

Resolved—That a ballot be opened for the Election of a Local Treasurer for the Union Colony, on Monday morning Aug. 29 at 9 o'clock, and to remain open till 12 o'clock M.—And that N. C. Meeker, J. Herbert Jones, & Dr Pyburn act as judges, and C. W. Sanborn and E. D. Bouton act as [p. 80] clerks of said Election—The person so elected shall give Bonds in twice the amount he is liable to hold, and shall serve without compensation—

Adopted—

Mr Hollister moved

That Mr B. S. La Grange be appointed water Commissioner for the town & vicinity—

Carried—

Mr Pinkerton moved—

That the question, of the lots reserved for sanitary purposes, pertaining to the erection of invalid cottages &c—be indefinitely postponed—

Carried—

It was moved that the—

Committee adjourn till Tuesday morning Aug 30— 9 A. M.—

And that thereafter, Monday morning of each week be the time fixed for the meeting of the Executive Committee—

Carried— F. M. Babcock

Secy—

Greeley Aug 30— 1870

The Committee met—

Present—Mess. Genl. Cameron, West, Holmes, Hollister & Meeker—

Moved that, Dr Pyburn Pinkerton, & West— be allowed to change their outlying lands—

Carried—

Moved that—

Mr Happers application [p. 81] be received, and Deeds granted—

Mr Bassett applied for 2 lots No 1 & 2 of Map E—NW ¼ NW¼—they being divided by the river and equal to no more than one lot—

Laid over—

Genl. Cameron Moved—

That Mr Abbots application be received and deeds granted—

Carried—

Mr Holmes moved

That Mr Bardills application be received, and deeds granted—

Carried—

Genl. Cameron moved—

That Mess. Wright & McWhorter who have Govt 80's—shall be allowed to select 5 acre lots— They are to return the Govt fee & pay $75. each—

Carried—

It was agreed to charge each property owner $5— for grading— where such grading in done in front of such property— & one dollar each for water for each city lot—the same to be collected when deeds are given—

Resignation of Mr. West, as a member of the Executive Committee, was offered, & read by Secy— Not accepted—

Genl Cameron moved

That Mr Wests resignation be laid on the table—

Carried—

[p. 82] Amendment to flume, submitted by E. S. Nettleton C. E. on Ditches No's 2 & 3. was accepted by Committee—

Genl. Cameron offered the following resolutions

Resolved—That the sum of three thousand dollars, be raised by additions to the price of the lots and lands under the Ditch No 3. for the purpose of enlarging said Ditch—

And that said proposition be referred to the action of the Colony at a Public Meeting to be held at the Town Hall on Saturday Eve— Sept 3rd at 7½ o'clock—

Adopted

Letter received & read by Secy in relation to the Fields & Wheeler lands—

Genl Cameron moved

That the Prest. be requested to draw a draft. & send to 1st Natl Bank—to pay for said deeds

Carried—

Petition of Mr Knowles received, read, & laid over—

Petition of Mr Inman heard & laid over—

Resolved—That the residents who have govt 80's, can select 5 acre lots—by returning Govt fees & $75 for water

Adopted

[p. 83] The Committee adjourned—to next regular meeting—Monday Sept 5th

F. M. Babcock Secy

Greeley Sept 5th 1870—

The Committee met—

and adjourned till evening at 7½ o'clock—

F. M. Babcock
Secy—

Greeley Sept 5th 1870—
Evening—

The Committee met— Present— Mess— Cameron, West, Pinkerton, Holmes, & Wilcox—

Mr Pinkerton moved—

That the Secy be requested to demand the return of the money obtained fraudulently by Woodworth & Haddix for shovels, and if refused to sue him—

Carried—

Mr West moved—

That, Tuesday evenings at 7½ o'clock R.R. time, be hereafter the regular time for meetings—

Carried

Genl. Cameron offered the following resolution—

Resolved—That the sum of $2.50 be assessed on all town lots & Five dollars on all outside lots under Ditch No. 3. for the purpose of enlarging said ditch, and that, said amount be added to the price of said lots—

Adopted—

[p. 84] Mr West moved—

That all the Colony fruit trees be advertised for sale one week, the same to be sold at Auction on Monday Sept 12th 1870—

Carried—

Mr Holmes moved

That a Committee be appointed to investigate a road up the Poudre valley, & also a road to Boulder, and be allowed a reasonable compensation—

Carried—

The Chair appointed Mr Holmes & Mr Pinkerton—

Mr West moved—

That Mr Emerson be notified of his election as Treasurer—

Carried—

Committee adjourned till Tuesday evenings Sept 6th at 7½ o'clock—

F. M. Babcock
Secy—

Greeley Sept 8, 1870

Committee met—

Present—Mess. Meeker, Cameron Holmes, and Pinkerton—

Genl Cameron moved—

That any person taking the contract, according to the specifications, to build the flumes on Ditches No's 2 & 3, shall be paid & allowed, by the Colony, for any defficiency there may be in the amount of lumber at Head of Ditch No 2. as removed from the flume of said [p. 85] ditch No. 2— Carried—

Genl. Cameron moved

That the proposal of Mr W. L. Weed, to contruct the flumes on Ditches No's 2 & 3—according to the specifications—be accepted—at the amount proposed, $450—

Carried

Committee

Adjourned till Monday evening September 12th 1870—

F. M. Babcock
Secy—

Greeley Sept 12— 1870—

The Committee met—

Present—Mess. Meeker, Cameron, Monk, Holmes, Wilcox, Pinkerton & West—

The petition of Mr M. B. Knowles was called up, and on motion laid on the table—

Mr O. N. McLain appeared before the Committee and stated that a building which he had erected on Lot 13 Blk 26 had been pulled down, and asked that the committee grant him a Deed for this lot and his other selections—

Genl. Cameron explained that this Block though surveyed and staked as 50 feet lots, was accidentally mapped as 100 feet lots in copying from an old map—and two persons had made selections before the error was discovered, and that this lot 13 in Blk 26 was one of the lots so selected, but that the persons who selected them were informed that they could not hold but fifty feet lots—

[p. 86] Mr Ward the person who selected a lot under this mistake—came before the committee and made a statement That he selected the lot in May 14th Plowed May 25th That he incidentally learned that the Committee had changed the map—Moved on his building June 11th—commenced to Dig Well June 27th

Genl. Cameron moved—

That we make a deed of lot 13 Blk 26—to Mr McLain upon his paying for the same—

Which was agreed to—

Committee adjourned— F. M. Babcock
Secy.

Greeley Sept. 15th 1870—

The Committee met—

Present—Mess. Meeker, Cameron, Monk, Holmes, Pinkerton & Wilcox—

Mr Nettleton appeared before the committee & made a statement of the condition of first three miles of the Ditch No 3.— Contractor abandoned it Struck hard pan— had plowed about 2000 feet—

J. C. Higley appeared as one of the Contractors, was requested by the Committee to see Mr Eaton & report at next meeting—

Application of Mr Pabor for the Office of Secretary of the Colony [p. 87] was received & read—

Mr Monk moved—

That the application be laid over one week from the next regular meeting

Genl Cameron offered the following resolution—

Resolved—That we consider the erection of a Blacksmith shop on Main Street between the Depot and Park as highly detrimental to the best interests of the Colony—

Adopted—

Genl. Cameron offered the following resolution

Resolved—That if Mr Chas. D Martin gives a Quit Claim Deed to Mr C Buckingham, it will be considered sufficient upon which the Colony can give a Deed—if improvements be made upon the said lot, or upon any of the lots under the same claim—

Adopted

Genl. Cameron offered the following resolution—

Resolved—That the water sects be kept cleaned out by the parties owning lots opposite to their lands and that no person, shall throw any garbage straw or other litter in said sects, nor shall any person wash their persons or any utensils in said sects. But said sects shall be kept free for domestic use—

Adopted

[p. 88] Genl. Cameron moved

That the Secy be requested to notify the Water Commissioner Mr La Grange, that his office is suspended—

Carried—

Committee adjourned— F. M. Babcock
Secy—

Greeley Sept 20/70

Committee met—

Present—Mess. Cameron Pinkerton, Monk, Wilcox & Holmes—

The minutes of the previous meeting was read—& approved

Mr Monk moved

That the minutes be amended—to read as follows—that Mr Meeker, Cameron. & Pinkerton—be appointed to confer with Mr Eaton & others, concerning the construction of the first three miles of the Ditch No. 2. & that the minutes be adopted as so amended—

Carried—

Mr Beswick applied to have his Govt 80 acres exchanged for a 10 acre lot—

Mr J. H. Foster applied to have one lot changed from one certificate, for a lot of that of another certificate— He being the owner of both certificates

Mr Monk moved

That Mr J. H. Foster be allowed to change the lots as stated—

Carried

[p. 89] Mr Holmes moved—

That if Mr Beswick will locate some one on his Govt 80—he will be allowed to do so, by paying the Homestead fee $16—& take a 10 acre lot instead— Carried—

The committee appointed to confer with Mr Eaton—concerning the construction of the first three miles of Ditch No 2—

Reported that they had let the said three miles to Mr Benj. H. Eaton at 25 cents per cubic yard—less the 200 yards already constructed—

Mrs Howe made an application to locate a 5 acre lot, in connection with her R.R. 80—

Mr Monk moved

That Mrs Howe be allowed to exchange the R.R. 80—for a 5 or 10 acre lot— Carried—

Mr V. A. Howe made an application for the Secretaryship—of the Colony—which was read & received

Mr Pinkerton moved

That this application lie over with other matters of this kind—

Carried—

Applications for Deeds read & considered by the Committee

Mr Bassetts application read & referred to Mr. Wilcox
" Barnes " " " " " "
[p. 90]
J. H. Gordon's application read & referred to Mr Monk
O Eaton " " " " Genl Cameron
S. B. Wright " " " " Mr Holmes
C. D. Martin Laid over by consent
G. W. Perkins " read & referred to Mr. Pinkerton
W. J. Andrews " " to Mr Monk
Jessie Rapp " " to Mr Pinkerton

The Committee adjourned 'till Wednesday evening Sept 21 at 7.30 o'clock

F. M. Babcock
Secy

Greeley Sept 24, 1870—

The Committee met—

Present. Mess. Cameron Pinkerton, Monk, West, Holmes & Wilcox.

Committies on application for Deeds reported favorably, with exception of O. Eatons application which was referred to Genl. Cameron—

Applications accepted, by consent of Committee—& deeds ordered to be granted.

Letter from Jno. Evans to Mr Meeker pertaining to Right of Way & Depot was read & considered—

Mr Holmes moved

That a committee of three be appointed by the Chair. to confer with Mr Evans upon the question of Depot & Right of Way, together with all other unsettled matters existing between the R.R. & Colony—and that Genl. Cameron be the Chairman of said Committee—

Carried—

[p. 91] The Chair appointed Messrs Pinkerton & Monk to be associated with Genl. Cameron as such committee—

Mr West moved

That Mr Buckingham and Mr Dresser—be allowed to exchange lots.

Carried—

Genl. Cameron offered the following Resolution—Which was adopted—

Resolved—

That the water be shut off from the Ditch No. 3. on and after October 10th And that the necessary enlargement of said Ditch be let on said tenth of October at 9 o'clock A. M. in half mile section, by the cubic yard, to the lowest responsible bidder.

The Committee adjourned

F. M. Babcock
Secy—

Greeley Sept. 29th 1870

The Committee met—Present. Messrs Cameron, Pinkerton, Monk, West, Holmes & Wilcox—

The minutes of the previous meeting was read and amended as follows, That the building of the Main Street Ditch under the R.R. track was taken by consent—and as so amended were approved by the Committe —

The question of lighting the Colony Hall was taken up & considered—

It was proposed to use Kerosine lamps. & that they be purchased in Chicago by Genl. Cameron

[p. 92] Mr Wilcox moved

That the board accept Mr Meeker's proposition to take charge of the Colony Trees and heal them in for the winter

Carried—

Time to be allowed for the enlargement of the Ditch No. 3. was discussed, but no action taken—

The Committee adjourned

F. M. Babcock
Secy

Greeley Sept 27/70

The Committee met—

Present—Cameron, Pinkerton, Monk, West, Holmes & Wilcox

Minutes of previous meeting read & approved—

The question of lighting Colony Hall considered—

The question of Colony Trees also considered

Mr Wilcox moved

That the Board accept Mr Meekers proposition to heal the Colony Trees in for the winter—

Carried

Minutes of previous meeting amended so as to read as follows—

That the carrying of the Main St Ditch under R.R. track to the east side—was taken by consent—

Mr. Holmes moved

That the time for enlargement of Ditch No 3. be considered

Committee adjourned

F. M. Babcock Secy

[p. 93] Greeley Oct 4. 1870—

The Committee met—

Present—Cameron, Monk, Pinkerton, Wilcox, West & Meeker—

Application of Wm Sinclair received & Referred to Mr Pinkerton
" " Kent Thing " " Mr Meeker
" " J. C. Shattuck " " Mr Wilcox
" " N. T. Plummer Jr " " Mr West

Mr Pinkerton reported concerning road to Big Thompson its course &c—

Mr Pinkerton moved

That the certificate of W. W. Clay, which was lost, be replaced by a duplicate certificate—

Carried

Genl. Cameron moved

That Robt Stewart be given a duplicate in place of one lost

Carried—

The Colony Cemetery—Its location &c—discussed—

Genl. Cameron moved

That 40 acres—

Sec 17 be dedicated & donated for a Cemetery & that it be platted & plowed to define the streets & walks—that 5 or 10 acres be fenced in and that the same be surveyed into lots and that the said lots be appraised & sold for a sufficient amount to pay for the land, platting, surveying & plowing—

Carried

Genl. Cameron moved

That Mr Beswick be allowed to relinquish his 80 acres & take a 10 acre by paying the $16 Homestead fee & allowing his [p. 94] name to remain on the books—

Carried

Committee adjourned F. M. Babcock
Secy.

PROCEEDINGS OF THE BOARD OF TRUSTEES OF UNION COLONY OF COLORADO.[1]

Greeley, Nov. 30, 1870.

Present, Messrs. Meeker, Cameron and Wilcox, trustees, and Messrs. Holmes, La Grange, and Hollister, of the Executive

---

[1] *The Greeley Tribune*, December 7, 1870, p. 3.

Council. Mr. Meeker, in the chair, Mr. Hollister, secretary pro tem.

The resignation of Mr Monk, Trustee, was presented and accepted, and Mr Holmes was elected in his place.

Voted to allow Messrs. Nichols, Tuttle, and others, to resurvey and report the block where their stores are located, and to allow Messrs. Barnum and Nichols to exchange lots.

Resolved—That a former resolution of the Board of Trustees, relating to plowing land as an improvement to allow a member a deed, be amended as follows:

Any member, actual resident of the colony, upon making it satisfactorily appear that he is unable, for want of means, to erect a building, may in lieu thereof, plow and fence five acres, or plow twelve acres on his land, as an off-set to improvements in building; or, if any such party as above described, as shall expend the sum of one hundred dollars in the construction of the fence of the colony, he shall be entitled to his deed, as if improvements were made in building.

Resolved—That we proceed to fence the colony lands according to the plan reported by a committee of which Mr Wilcox was chairman, subject to amendments by the Board of Trustees, and that the sum of sixteen thousand dollars be appropriated from the colony funds to accrue after Ditch No. 2 is finished, and that Messrs. La Grange, Wilcox and Holmes be appointed a committe to carry the said resolution into effect. Adjourned.

ADJOURNED MEETING.

Dec. 2, 1870.

Present, Messrs. Meeker, Cameron, Wilcox, and Holmes, of the Board of Trustees, and Messrs La Grange and Gurley of the Executive Council. Mr Meeker in the chair; Mr Gurley secretary pro tem.

Minutes of previous meeting read and approved.

The following bills were presented and ordered paid:

Wm H Post, blank books and stationary,	20 85
W H MCDonald, surveying,	48 75
Bishop, moving building,	30 00

E C Monk, expenses to Boulder,	30 00
B S La Grange do do	20 00
W L Weed, lowering flume to ditch No 3	102 22
do Seats for School room	15 00
R A Cameron, expenses to Chicago,	30 50
N C Meeker, do do	43 50
W W Lansing, Janitor Colony Hall, &c.	30 40
W H McDonald, surveying wagon road to Burlington,	80 00

Voted, to have the Colony Building on Main street, put in order for the use of the Reading Room Library.

Voted, that so much of the two 80 acre lots, in section 17, township 5, range 65 west, as lies under the ditch, be subdivided into 2½ 4½ & 5 acre pieces; and that Mr Cameron be appointed to attend to laying out the same.

On motion, Mr Holmes was directed to have the platform in the Hall lowered.

Voted, that W P McKinney's application for deed be granted.

Adjourned to Tuesday evening, Dec. 6.

---

[1] Greeley, Dec. 6, 1870.

Present, Messrs. Meeker, Holmes, and Cameron, Trustees, and Messrs. Holiister, La Grange, and Gurley, of the Executive Committee.

A bill of Mr Williams, of $50, for work on the ditch was ordered paid.

A waste gate was ordered to be put in near the head of ditch No. 2, under the direction of the Engineer.

The following proposal from Mr. La Grange was read, and on motion, granted:

Greeley, Dec. 2d, 1870.

To the Board of Trustees:—Gentlemen: Appreciating the importance to the colony of developing the resources of the Coal Bank on the north side of the Cache la Poudre river, with a view of obtaining cheap fuel on our own lands, I therefore, make this proposal for your consideration and action:

---

[1] *The Greeley Tribune*, December 14, 1870, p. 2.

I will agree to make a thorough investigation of the resources of said coal bank, in consideration that the colony will allow me to purchase from the Railroad Company one half of section 17, township 7, north range 67 W., embracing one continous tract upon one side, or in two separate quarters, in different sections, as I may elect.

In case the tests made by me, to develop the resources of said territory, prove satisfactory, then it shall be understood that in addition to the one half section, I shall have the privilege of purchasing the balance of section 17 aforesaid, from the Denver Pacific Roilroad Company, by paying the Colony the sum of one thousand dollars.

The necessity of securing this amount of territory is apparent from the fact, that it is impossible to determine, except by actual experiment, on what part of said territory the best deposits of coal are to be found; involving the necessity of making explorations in many places widely separated from each other, as it is not probable that a stratum of coal of a depth and quality will be found that will pay from working continuously the whole tract within a reasonable distance below the surface.

La Grange

A bill of C. J. Hanby, for $3, was ordered paid.

Adjourned Meeting.—Dec. 7.

Present, Messrs. Meeker, Cameron, Holmes, and Wilcox, Trustees, and Messrs. Hollister, La Grange, and Gurley, of the Executive Council.

Mr. Cameron reported that he had rented from Mr Fisk, for school purposes, the small room now occupied by the colony, at $5 per month. Report accepted.

The Secretary was directed to move the office of the colony to the colony building on Main street. Adjourned to Friday evening.

Adjourned Meeting.—Dec. 9.

Present, Messrs. Meeker, Cameron, and Holmes, Trustees, and Messrs. Hollister and Gurley, of the Executive Council.

A bill of Schenck & Woodruff for $8[.]95, and a bill of N. C. Meeker of $3, were ordered paid

Mr. Cameron moved that a committee of three be appointed to revise the Constitution of the Colony, and report the same to the Trustees at the next meeting. Messrs. Cameron, Hollister, and Holmes, were appointed said committee. Adjourned.

[1]Greeley, Dec. 13, 1870.

Present, Messrs. Meeker, Holmes, and Cameron, Wilcox and Pinkerton, Trustees, and Messrs Gurley, Hollister and La Grange of Executive Council.

Mr. Cameron in the chair.

Mr. Pinkerton resigned his position as Trustee, and Mr. Hollister was chosen in his place

The following bills were ordered paid: Stephen Spencer, C. W. Russel, Walter McDonald, F. M. Babcock, Benjamin Moore, S. F. French, Nelson Holmes, Flowers & Cameron, L. Whipple, J. C. Shattuck, W. W. Wilcox, C. W. Sanborn.

On motion, Mr. B. H. Eaton was allowed $1500 on account of his contract on Ditch No. 2. Adjourned.

Dec. 16, 1870.

Present, Messrs. Cameron, Wilcox, Holmes, and Hollister, Trustees, and Messrs. Gurley and La Grange, Executive Committee.

Mr. Meeker in the chair.

On motion, W. E. Pabor was appointed Secretary of the Colony, in place of F. M. Babcock.

The following bills were ordered paid: S. Spencer, $7[.]50. E. Wait, $2[.]50.

The following applications for deeds were granted. J. W. G. Wadlin, John Glenny, V. De L. Mansfield, J. A. Wadlin, B. W. Hilton, S. R. Ferris.

The Committee on revising the constitution of the Colony, presented their report, which was adopted.

Voted that 2,000 copies be printed for circulation. Carried.

The Secretary was directed to prepare a statement of the condition of the finances and report at the next regular meeting. Adjourned.

---

[1]*The Greeley Tribune*, December 21, 1870, p. 3.

[1] Regular meeting, Tuesday evening, Dec. 20, 1870.

Present, Messrs. Meeker, Holmes, Cameron, Wilcox and Hollister, Trustees; and Messrs. Gurley and La Grange of Executive Council.

Mr. Meeker in the chair.

The following bills were ordered paid: R. Burchill, O. Plumb, W. E. Pabor.

The following applications for deeds were granted. Jas. Brown, F. M. Babcock, ag't., J. Max. Clark, W. D. Hartley.

The Secretary made the following statement of the condition of the finances.

CREDIT.

Dec. 20, 1870. Balance in bank in Greeley,	$ 894.66	
Dec. 20, 1870. " " " " New York	455.82	
		$1350.48
Due on town lots	$31,175.00	
Due for water rights	4,035.00	
" Asst. ditch No. 3	3,620.00	
" on lots not yet located	1,575.00	
	40,405.00	
less rec'd. for deeds gv'n.	1,728.75	
		$38,676.25
Due for scrapers	123.50	
Due adv. colony history	200.00	
		$323.50
Total		$40,350.23

DEBIT.

Estimated amt. due on ditch No. 2.	$13,575.98	
Bills payable "	165.12	
		$13,740.92
Estimated balance		$26,609.31

---

[1] *The Greeley Tribune*, December 28, 1870, p. 3.

Adjourned.

Adjourned Meeting, Dec. 23, 1870.

Present Messrs. Cameron, Wilcox, Hollister and Holmes, Trustees, and Messrs. Gurley and La Grange of Executive Council.

Vice President Cameron in the chair.

The following applications for deeds were granted: G. W. Hancock, Jas. Cooper, Jas. Cooper, Jr., W. E. Pabor.

The following bills were ordered paid: E. B. Annis, H. Boetcher, O. Eaton, A. J. Wilber, C. W. Sanborn, W. W. Lansing, B. S. La Grange.

Adjourned.

---

[1] Regular meeting, Tuesday evening, Dec. 20 [27 ?], 1870.

Present, Messrs. Meeker, Holmes, Cameron, Wilcox and Hollister, Trustees; and Messrs. Gurley and La Grange of Executive Council. Mr. Meeker, in the Chair.

Mr. Cameron moved that the warehouse of Judge Hanna be accepted as an improvement on his certificate. Carried.

The following rulings of the Board of Trustees, in relation to the division of lands, &c., were read by the Secretary, and reaffirmed by the Board:

Information relative to Land & Membership

1. For certificate of membership, a person is entitled to select a 5, 10, 20, or 40 acre plot in fee simple, with a perpetual water right.

2. He also, has the privilege of selecting a town residence lot, on payment of $50 for a corner, or $25 for an inside lot.

3. He also, has the privelege to choose a Government Eighty, by pre-emption, or under the Homestead Act, on the payment of $75 for water right; if said location is made on or before December 15, 1870; after that time $100.

4. A person may take a Rail Road 80 by paying the Rail Road Company the contract price; such cannot take any other land in fee simple, but are entitled on their certificate to a

---

[1] *The Greeley Tribune*, January 4, 1871, p. 3, with corrections added, *ibid.*, January 11, 1871, p. 3.

credit of $75 (if taken before December 15, 1870,) for water right, or $100 if selected after December 15, 1870; the balance due to be taken in payment for town lots, or returned in cash by the colony.

5. A person making selection of a government 80, and taking no other piece of Colony land will have the pre-emption or homestead fees paid by the Colony, and be furnished a water right for his certificate of membership. But in case such person desires a 5, 10, 20 or 40 acre plot in fee simple, he may take such piece on payment of $75, if chosen before Dec. 15, 1870, or $100 if chosen thereafter.

6. There is an assessment of $2.50 on each town lot, and $5 on each plot of land lying under Ditch No. 3, for enlarging said ditch, payable when deeds are given.

7. Water rights for eighties must be paid for when deeds are given.

8. Parties desiring water privileges for land purchased from private parties under ditch No. 3 can obtain such by making special application to the Board of Trustees, who will fix the amount of payment required.

Bills of G. W. Stotts, Henderson, Smith & Co., Solon Martin, L. W. Weed, R. Fisk, Colony taxes, W. H. McDonald, J. J. Armstrong, and H. Boetcher were ordered paid.

On motion, Mr. Eaton was allowed the 20 per cent which had been withheld on J. H. Pinkerton's contract assigned to said Eaton.

Mr. Cameron was directed to purchase lamps for the Colony Hall and Reading Room.

The Secretary was directed to write the Assistant Treasurer in New York for a financial statement to Dec. 31st, 1870.

Adjourned.

---

[1] Regular meeting, Tuesday evening, Jan. 3, 1870. [*sic*]

Present, Messrs. Meeker, Cameron, and Hollister, Trustees; and Mr. Gurley of the Executive Council.

Mr. Meeker, in the Chair.

[1]*The Greeley Tribune*, January 11, 1871, p. 3.

On motion, Mr. Cameron was instructed to offer Mr. C. W. Sanborn a loan of four lots on the north side of Maple st., east of the rail road, for five years, at fifty dollars per annum.

On motion, the Secretary was directed to notify Mr. W. F. Thompson to vacate the land of the rail road Co., now occupied by his lumber yard, east of the railroad, and that the colony would lease him land on the south side of Walnut st., for a lumber yard.

The following applications for deeds were granted; R. Hotchkiss, R. L. Kinison, F. G. Day, H. Dixon, Horace Greeley Dixon, and C. W. Sanborn.

On motion of Mr. Cameron, the Secretary was directed to settle up with the rail road compnny for all 40 acre lots, subdivided, and Mr. Blodget was allowed to change an 80 acre lot.

The following bills were ordered paid: G. S. Hill, Wells & Fargo Co's. Express, Denver Pacific rail road company,

The Local Treasurer was directed to make a report of the condition of the finances at the close of the year—

On motion, Mr. Whipple was directed to place the Town Bell, on a suitable tower, in the rear of the colony office, and Mr. Lansing was allowed 5 dollars per month for ringing the bell. Adjourned

ADJOURNED MEETING, Jan. 6.

Present, Messrs. Meeker, Cameron, Hollister and Holmes, Trustees, and Messrs. Gurley, Shattuck, and Childs of Executive Council.

The following applications for deeds were granted: Baptist church, C. Buckingham, and A. H. Root.

On motion, 75 dollars was ordered to be re-funded to Mr. S. R. Ferris, overpaid on town lols.

A Bill of L. Hanna's was ordered paid.

Gen Cameron moved that the colony legally defend, and protect, Pre-emption and Homestead claims, belonging to members of the colony; which was carried.

Resolved, That the Secretary issue money orders, countersigned by the President, on the Treasurer of the Union Colony, in the payment of debts due to individuals, in sums to suit.

That such orders be drawn upon certain funds to be hereafter provided for, and be presented to the Treasurer for acceptance. If no money is in the Treasury to pay the same, the Treasurer shall endorse the fact upon the back of said order, and from the time of such endorsement, said order shall bear interest of one per cent. per month: Interest to cease when there is money in the Treasury to pay the same; due notice of the fact to be given by publication in the Greeley Tribune

On motion, the following funds were created:

1st, Contingent Expenses; to which shall be applied the receipts from Rent of Colony Hall, Trees, and Main street grading assessment,

2. Ditch No 2; to which shall be applied receipts from Water Rights to Government 80's, and from new certificates.

3. Colony Fence; to which shall be applied receipts from town lots

4. Ditch No 3; to which shall be applied receipts from assessments of same

On motion, one hundred dollars was ordered to be placed to the credit of the Contingent Fund; and five hundred dollars to the credit of the Colony Fence Fund, and the President was directed to draw the balance in New York.

Adjourned

[January 10, 1871]

[1] Present, Messrs. Meeker, Cameron, Holmes, and Hollister, Trustees; and Messrs. Gurley, and Childs, of the Executive Council.

A form of money order on tne Treasurer, submitted by the Secretary, was approved, and ordered printed.

On motion, certain funds transferred to Colony Fence Fund at last meeting, were transferred to fund of Ditch No. 2.

Deeds were granted to the following persons: Olin Winship, J. L. Dunham, E. L. Dunham, D. B. Ranney, E. B. James, Dr H B Tuttle.

The following bills were ordered paid: N. Holmes, $1[.]50 for carpenter work; R L Kinnison, $1, for moving office; H H Bailey, $1, for painting Black-board; H B Tuttle, $22[.]25, for Revenue Stamps.

---

[1] *The Greeley Tribune*, January 18, 1871, p. 2.

An application of Evan Rae, for piece of land, on which to manufacture brick, was referred to Messrs. Childs and Gurley; as was, also, the matter of Mr. Jas. Brown, in relation to brick making.

On motion, ordered that a charge of 25 cents per night be made for the use of the School House and coal, on Walnut street.

The sum of $22[.]50 was ordered to be refunded to Mr. Blodgett, over paid.

On motion, the services of the Assistant Secretary was dispensed with, after the 14th inst.

Adjourned.

[1] Regular Meeting, Jan. 17 1871.

Present, Messrs. Meeker, Cameron, Holmes, and Hollister, Trustees; and Messrs. Gurley, Childs, and Shattuck, of the Executive Council.

The follwing applications for deeds were granted. Eugene L. Baker. D. Witter. C. L. Nettleton. A. N. Nettleton. W. B. Woodruff. G. W. McCarty. Also an application of R. Burchill. for a Duplicate Certificate.

The following bills were ordered paid. Daniel Witter. for Legal services $25,00, B. H. Woodruff. for putting up lamps in hall $1. E. B. Annies. for services as asst' secretary $52,50, B. H. Eaton, on account contract Ditch number 2, $2213,80.

On motion, the secretary was direted to purchase six more chairs for the office.

On motion, Mike. Owens. was allowed 20 per cent. withheld on his contract on 25-th mile of Ditch number 2.

On motion all bills allowed by the Board were ordered to be paid on the 1st, & 15th, of the month.

Mr Shattuck was allowed to relinquish his claim on Rail

---

[1] *The Greeley Tribune*, January 25, 1871, p. 3.

Road 80, and enter his name for the drawing of 2½ and 5 acre lots on the 21st inst.

On motion, a duplicate Certificate was ordered to be issued to Horace Greeley. Esq, and that location be made for him before the drawing. Adjourned to Friday Jan. 20th, at 1 P.M.

[1] Regular Meeting, Jan. 17 [24?], 1871.

Present, Messrs. Meeker, Cameron, Holmes, and Wilcox, Trustees; and Messrs. Gurley, Childs, and Shattuck, of the Executive Council.

On motion, the Secretary was directed to examine the account of Clark Wadlin, & Co., for contract on Ditch No 2, and report the next meeting.

Permission was granted Messrs. Orr and Brown, to manufacture brick the present year, on premises asked for.

The committee, on locating a Bridge across the Cache la Poudre, reported in favor of locating it on the line of Jackson street. Report adopted.

The Secretary was directed to draft a petition for a public road, as follows: Running through Jackson street in the town of Greeley, on the line between section 5 and 6, township 6, N.R. 65 W., to the township line; thence north between sections 31 and 32, township 6, N.R. 65 W., to the north-east corner of section 31, T. 6, N. R. 65 W.; thence east one mile, thenc one half mile north, to the centre line of section 25, T. 6, N. R. 66 W.; thence westerly on said centre line for a distance of 9 miles; thence along the most practicable route in the direction of Fort Collins, to the county line.

The Secretary was also, directed to draft a petition to the County Commissioners, for the apointment of F. L. Childs and C. F. Hanby, Justices of the Peace, and J. Max Clark, and W. K. Lansing, Constables.

Mr. J. C. Shattuck was appointed a committee of one, to draw up a proper form of Deed, and report at next meeting.

On motion the assessment on Railroad 80's, for Water, was fixed at $1[.]25, on all lands hereafter located. Adjourned.

---

[1] *The Greeley Tribune*, February 1, 1871, p. 3.

[1] Regular Meeting, Jan. 31, 1871.

Present, Messrs. Meeker, Cameron, Holmes, and Hollister, Trustees; and Messrs. Gurley, Childs, and Shattuck, of the Executive Council.

The following bills were ordered paid; R. A. Cameron, expenses to Denver, $4[.]75, Wm. Hollister, do $4[.]75. Hollister and DeWitt on account contract on ditch No. 2, $507[.]50. L. Whipple, bell tower and closet doors in school room, $94[.]57. A. S. Barns & Co one years interest on lithographic engraving of Colony map $11[.]75. W. E. Pabor stamps and expenses $34[.]50. A. J. Wilber paper files, reading room, 4[.]10, J. C. Higby horse hire, $3. C. R. Welch, chairs $4[.]50. M. W. Lansing, services for January, $59[.]40. W. E. Pabor, secretary, $114.

Mr. Cameron moved that the secretary prepare a petition to the County Commissioners for a public road running through Lincoln street, South to Evans. Carried.

Messrs. Cameron and Hollister were appointed a committee to present to the County Commissioners the various petitions for roads, bridges. justices and constables, on Tuesday next.

Messrs Holmes and Whipple were appointed a committee to prepare plans, specifications and estimates for a bridge over the Cache la Poudre, on the line of Jackson street, and report at the next meeting.

Messrs Holmes, LaGrange and Wilcox were directed to report on a line for a fence on the West and South side of the town, and to correspond with parties in relation to lumber for the same.

The following applications for deeds were granted: Stephen Spencer, J C Avery, H I Pollock, L Whipple, Chas A White, J C Higby, C S Brockway, M H Smith, M P Henderson, Jas F Harris. P W Reed, I B Bishop, J H Pinkerton (for Joe Betham), L W Keller, E B Annis, J F Sanborn, H G Bond.

The secretary reported that it appeared from the books that a settlement had been made with Clark Wadlin & Co. on their contract on ditch No 2. Accepted.

---

[1] *The Greeley Tribune*, February 8, 1871, p. 3.

Mr. Holmes reported that he had purchased 766 pitch pine posts at 25 cts each. Accepted.

The secretary was, on motion, directed to transfer $900 from ditch No 2 fund to fence fund.

Permission was granted to N. Devine to relinquish a 10 acre lot, also to S. Palmer, Jr., to exchange a lot drawn in the last drawing, for a 5 acre lot in section 9.

A communication from Hon. Horace Greeley, tendering his resignation as Treasurer, was laid over.

The Secretary reported having received during January, the sum of $3,105.75, all of which had been deposited with the Treasurer.

Mr. Hollister moved that each member of Board be allowed 5 copies each of the Annual Report and Maps for distribution. Carried.

Adjourned to Friday evening, Feb. 3.

Present Messrs. Meeker, Cameron and Hollister, Trustees.

The following applications for deeds were granted: Ward Bros., Dr. Scott, J. H. May, Chas. Buckingham, J. J. Justin.

A bill of Emerson, West & Buckingham, of $12 for letter press was ordered paid.

Adjourned.

---

[1] Regular Meeting, Feb. 7, 1871.

Present, Messrs. Meeker, Cameron, Holmes, and Wilcox, Trustees; and Messrs. Gurley, Childs, and La Grange, of the Executive Council.

Mr. Cameron moved that five or more blocks be laid off on the north side of Vine street, between Jackson and Washington streets and that they be cut up into lots of 100 feet front, the price of corner lots to be fixed at $100 and inside lots $50 each. Adopted.

On motion, it was ordered that each active member of the colony, on delivering his certificate, be given a new certificate for 10 shares in the Union Colony of Colorado.

---

[1] *The Greeley Tribune*. February 15, 1871, p. 2.

On motion it was ordered that three copies of the First Annual Report be issued to each member of the Colony, on the ground, for distribution.

Mr. Cameron moved that the price of membership be continued at the sum of one hundred and fifty-five dollars, indefinitely.

Carried.

On motion, Messrs. Wilcox, Holmes and Shattuck were appointed a committee to accompany the County Commissioners in selecting a location for a Bridge over the Cache la Poudre at or near the line of Jackson street.

Adjourned.

ADJOURNED MEETING, Feb. 10, 1871.

Present, Messrs. Meeker, Cameron, Hollister, Holmes and Wilcox, Trustees; and Messrs. La Grange and Shattuck of the Council.

On motion, the Secretary was authorized to have a tracing of the Town Plot and adjoining lands made for certain map publishers in Denver.

Application was made by a certain party for extension of time for making improvements, and not granted.

On motion, it was ordered that the Board of Trustees proceed to fence the Colony Lands on the south side of the Cache la Poudre river, commencing at a point near Boyd's Ranche, following the line of Canal No. 3 down to the south line of section 16, T. 5 R. 65, W. thence running to the Platte river, and across to the Poudre river, and thence along said river in a general direction back to Boyd's Ranche. Such fence to be built as may be deemed necessary, and that Messrs. Hollister, Holmes and Wilcox be appointed a committee to carry the motion into effect.

On motion, Messrs. La Grange, Shattuck and Cameron were appointed a committee on the enlargement of Canal No. 3.

On motion, the Fence Post Committee were authorized to contract for posts at such rate and in such quantities as in their judgment may be deemed necessary.

Gen. Cameron moved that "Hotel be Comfort" be repaired, altered and transformed into a Wigwam or Tabernacle for public meetings, school and other purposes, and that a committee be appointed to prepare specifications, and advertise for proposals for the same. Adopted, and Messrs. Cameron, Childs and Hollister were appointed said committee.

The following applications for deeds were granted: Waldo N. Lee, N. W. Hall, Benj. Moore, N. W. Sanborn, Calvin Thomas, J. M. Fisk, Richmond Fisk, G. W. McCarty. Adjourned.

---

[1] Regular Meeting, Feb. 14, 1871.

Present, Messrs. Meeker, Cameron, Holmes, Wilcox and Hollister, Trustees; and Messrs. Childs, and La Grange, Gurley and Shattuck of the Executive Council.

A report of the committee on repairing the Hotel de Comfort, in favor of employing Mr. Whipple to do the work in accordance with the plans &c., prepared by him, and under the superintendence of the committee, was adopted.

Mr. Gurley moved that one thousand copies of the Greeley "Tribune extra", containing an article on the colony, the constitution, &c., be printed and circulated for the good of the colony. Carried.

The following reselution offered by Gen. Cameron was unanimously adopted:

Resolved, That we have seen no reason for changing the original plan by which members holding a certificate were obliged to make bona fide improvements in good faith, but that we will insist upon all members making improvemedts, or their selections, or they will be made void on the 5th of April next, and the money for such certificate refunded.

The following applications for deeds were granted: J E Billings, John Grant, Geo Fisk, George E Barker, Governor Evans, Col Fisher, Frank Bryant.

In relation to E T Nichols application for deeds for P T Barnum, it was moved and carried that if Mr. Barnum make the improvements mentioned, his deeds will be granted.

[1] *The Greeley Tribune*, February 22, 1871, p. 3.

The following bills were ordered paid: Emerson, West & Buckingham, W H Post, stationary, W H Post, stationary for school, C R Welch & Co., R Burke, J S Titcomb. Aj'd.

[1] Regular Meeting, Feb. 24, 1871.

Present, Messrs. Meeker, Cameron, Holmes, Wilcox and Hollister, Trustees; and Messrs. Childs, and La Grange, and Gurley of the Executive Council.

On motion, the engineer was instructed to accept Mr Owens contract, as far as finished, on ditch No. 2, and Mr Hollister was directed to complete the same.

On motion, the application of a member for permission to locate an additional 80 of railroad land, respectfully declined. On motion, the recomendation of the Executive Council, that holders of Government 80's, be allowed to locate additional land, respectfully declined.

The following resolution was unanimously adopted: Resolved, that when any party holds more than one certificate by purchase or otherwise, and desires to make extensive improvements, on one certificate to cover both, an improvement of the value of $800 may be considered sufficient for one claim, $1,600, addtional for the second claim, and $3,000 additional for the third claim.

On motion, all the 10 and 20 acre lots on the Delta, were ordered to be subdivided into 5 acre pieces.

Permission was given to Mr—— to exchange a 40 acre lot, fee simple, for a 5 acre lot. Moved and carried, that all lots found to be bogusly located, revert to the Colony and be open to location, after being reappraised,

The Secretary was directed to have letter sheets, and envelopes printed for the use of the Colony.

On motion, the building of the bridge over the Big Thompson was put in charge of the Bridge Committee. On motion, all fees received from new members, were directed to be applied to the Fence Fund.

---

[1] *The Greeley Tribune*, March 1, 1871, p. 3.

Permission was granted Messrs Hart, and Severance to exchange lots.

The following deeds were granted:

Joe I Welch, S M McDermott, Mr. ——, Mr. Marshall, B Bassett and Mr Keeler.

Adjourned to Friday evening, Feb 24.

Adjourned Meeting, Feb 15th, 1871

Members present, Messrs Meeker, Holmes, Wilcox and Hollister, Trustees, and Mr LaGrange of the Executive Council.

The following applications for deeds were granted;

S H Johnson, A Kendall, J L White, C W Howard, J Betham, Mrs Howe. N W Reves, H H Bayley. J H Orr, Mr Foote, R P Abbey,

The following bills were ordered paid: Calvin Thomas, for team, $11[.]25; McDermott & Devine, ditch No 2, $250[.]79; M Owens, ditch No 2 $253[.]23.

The Secretary presented a ballance sheet to Dec 31st, 1871. Ordered to be printed.

Financial Statement of Union Colony of Colorado, to December 31st, 1870.

By cash receipts in N. York	$97,126.91
“ Interest on cash on deposit	249.80
“ cash for memberships rec'd. at Greeley	2,170.00
“ “ “ trees sold	125.90
“ “ “ colony property sold	784.96
“ “ “ sale annual report	180.00
“ “ town lots and property to date	2,465.25
Total..............	$103,102.82
To cost of land	$65,315.07
“ survey of land	1,930.35
“ town improvements	3,807.52
“ canal No. three expense	6,333.92
“ general expense	6,353.33
“ canal No. two expense	8,767.00
“ tree expense	1,515.40

To school expense	552.37
" town hall expense	2,703.49
" annual report expense	944.50
" Main street grading	583.39
" cemetery account	20.25
" salary account	2,628.00
" Burlington wagon road survey	213.75
" balance on hand	1,434.48
Total.................	$103,102.82

Submitted Feb. 21st, 1871.

Wm. E. Pabor.

On motion the Secretary was directed to refund J F Harris, $42[.]50, overpaid.

Mr Wilcox moved that the Executive Council be represented on the Fence Committee, by one of the three members, to act in connection with the Board of Trustees. Carried.

Mr Wilcox moved that the jurisdiction of the Ditch Committee be extended to the laying out of lateral ditches, and that they take such action in extending and improveing the ditchcs as may be necessary. Carried. Adjourned.

---

[1] Regular Meeting, Feb. 28, 1871.

Present, Messrs. Meeker, Cameron, Holmes, Wilcox and Hollister, Trustees; and Messrs. Shattuck, La Grange, and Gurley of the Executive Council.

Mr. Cameron moved that deeds be granted Joe Murray, in consideration of the colony taking his lot for mill purposes. Carried.

Moved and carried, that all persons holding unlocated certificates, purchased before July 1, 1870, be allowed one year beyond the time fixed, to locate and improve their claims Also, that a copy of the above be forwarded to Mr. Greeley, at New York.

[1] *The Greeley Tribune*, March 8, 1871, p. 2.

The President was instructed to write Mr. Greeley, requesting him to continue to receive money for certificates, and forward the same to this office.

The following application for deeds were granted: W McAllister, H H Bayley, O Eaton, H B Jordan, Thos Longstall, A Ramsey, John Leavy, J H Jones, M Owen. Adjourned to Friday evening, March 3d.

ADJOURNED MEETING, March 3d.

Present, Messrs. Meeker, Holmes, Hollister and Wilcox, Trustees; and Messrs. Gurley La Grange and Shattuck, of the Executive Council.

The following applications for deeds were granted: Chas McKelvey, W H Brockway, Jos Moore, N Holmes, Sr., Chas N Holmes, N Holmes, Jr, Aug Camp, Robt Stevens, L S Springer, C H Chapman, A Hotchkiss, A Gilchrist, P T Barnum, H N Rogerson.

The Secretary reported having received the sum of $2,062.05, during the month of February, for new certificates, rent of Hall, &c., ordered on file.

The following bills were ordered paid; N. Holmes, McDevitt & Devine, Russell Fisk, W W Lansing, C W Sanborn, J D Buckley, Evan Rea, J L White; W E Pabor.

Moved and adopted, that the Secretary be instructed to notify W H McDonald, that the colony have no further need of his services.

Moved and adopted, that the Secretary notify lumber dealers and merchants, not to furnish any materials or articles to any one on Colony account, without an order from the Secretary.

The Bridge Committee presented a sketch of the bridge to be built over the Cache la Poudre, on the line of Jackson street.

The committee were instructed to get proposals for piles for the same. Adjourned.

---

[1] Regular Meeting, March 7, 1871.

Present, Messrs. Meeker, Holmes, Hollister, and Wilcox,

[1]*The Greeley Tribune*, March 15, 1871, p. 2.

Trustees; and Messrs. Gurley, La Grange, and Shattuck, of the Executive Council.

The following applications for deeds were granted: E. T. Nichols, J. S. Chapman, H. T. West, L. M. West, Geo. H. West, Jacob Welch, and John Jones.

The Secretary was directed to notify M. W. Lansing, that his services, in charge of Recitation Room, were no longer needed.

Mr. Hollister moved that the Secretary notify the Sup't and Engineer to do specified work on ditches 1 and 4.

The Bridge Committee reported having made a contract for piles for the Bridge, at $5[.]50 each, delivered at Depot.

On motion of Mr. Wilcox, the Bridge Committee were directed to prepare plans and specifications, and procure materials, Pile Drivers, &c., for the Bridges, and advertise for proposals for building the same.

The Fence Committee reported, 3,376 Fence Posts on hand, and four loads on the way.

On motion the application of R. J. Wilber, to locate two 40's, was refused. Adjourned.

---

[1] Special Meeting March 15, 1871.

Present, Messrs Meeker; Cameron and Hollister, Trustees.

On motion, an order for two thousand dollars more on ditch No. 2 was granted to B. H. Eaton.

On motion, the Water Rights on Government Eighties, Rail Road Eighties, or land in fee simple selected after a Government Eighty had been chosen, was fixed at ONE HUNDRED AND FIFTY DOLLARS. Adjourned.

Regular Meeting, March 17, 1871.

Present, Messrs Meeker, Cameron, Hollister and Holmes Trustees, and Messrs La Grange and Shattuck of Executive Council.

The following Resolutions by Mr. Cameron were adopted.

[1] *The Greeley Tribune*, March 22, 1871, p. 3.

Resolved, That on and April 5 1871 parties who have improved on located Certificates and who have asked for and had Deeds granted for the same, and have not paid for nor taken up the same, Shall be assessed for each and every month that they shall refuse [?] to take and pay for said titles, the sum of twelve [?] per cent. as a penalty for non-payment.

Also the following.

Resolved, That on and after April 5th 1871 all Business and Residence lots located and not improved, at the expiration of the required time after location, be reappraised as follows. Corner lots one hundred and fifty dollars, inside lots one hundred dollars, pieces in fee simple to be subject to special appraisement by the Board of Trustees, and Water Shares to be subject to the new appraisment of $150 provided. that at the new appraisement the parties having formerly located said lots, may have sixty days additional time for improving the same and obtaining a title. and that on and after the said sixty days. said lots, if not improved, shall be open for selection at the appraisal; subject to the standing rules and regulations of ths Colony.

The following applications for deeds were granted.

R. Rogerson, Geo. T. Dresser, Mr. Severance, J. D. Wherrin, Baptist Church, John Ranney, R. Barker, M. J. Roberts, Stillman Washburn, Harvey Platt, W. B. Plato, J. B. Plato, Emerson & Buckingham, Henry Pierson, Geo. W. Ingram, L. Von Gohren, J. B. Brownell, S. A. Atkinson, C. L. Tucker, R. Fisk, Mr. Lounds, Ward Bros. Daniel Jones, G. H. Coursn, J. A. Woodbury Chas. Brandigee, Virginia guinney, Eli Hall, F. J. Percival, F. L. Childs, James Henry Le Bar, Alex M'Whorter, M. W. Lansing, C. M. Russell, Geo. E. Parker, J, G. Cooper, W. E. Pabor, Geo. Fletcher, H. M. Law, A. J. Wadlia, E. D. BouEouton, Lydia Hart, O. N. M'Lain and W. H. Post.

Duplicate Certificates were ordered to be issued to Gen. Cameron and W. H. Post.

Mr. Holmes, was instructed to contract for Fence Posts to an amount not exceeding ten thousand. Adjourned.

[1] Regular Meeting, March 21, 1871.

Present Messrs. Meeker, Cameron, and Holmes, Trustees, and Messrs. La Grange Gurley Childs and Shattuck of the Executive Council.

The following applications for Deeds were granted. Flowers & Cameron, John Stratton, Dr. Simpson, B. S. La Grange, Chas. Heaton, S. K. Thompson, Thos. Stimson C. F. Hanby Alex Moore, J. S. Seeley, R. S. Adams, Chas. A. Stevens, B. F. Marsh, Martin H. Chase, W. H. Emerson, Jas. J. Armstrong, Horace J. Fisher, Ralph Hilton, E. D. Holmes, J. F. Fezer, S. C. Dunham.

Messrs. Gifford, and Foster, presented a petition, asking for business lots which was respectfully declined.

Quincy A. Eaton's application for deeds was refused.

The application of L. Van Gohren, to locate a five acre lot in fee simple, on his Certificate at the old price, was granted.

The following bills were ordered paid.

Flowers & Cameron, for Oil, Lamps, Paint, Stationery &c., $92,00 N. Holmes, for team $15,37 N Holmes, unloading Fence Post's $41[.]28 R. Burchell, for Glazing $1,00.

On Motion the rates for the use of the Tabernacle for Concerts, Festivals &c., was fixed at double the rates charged for Colony Hall.

The following Resolutions were, adopted.

Resolved; That the lands and lots to be irrigated, be divided into three districts, as follows.

District No 1. All the lands under canal No. 2

District No. 2. All the lands lying West of Main street, and under Canal No. 3, District No. 3, All the lands lying East of Munroe street, under canal No. 3.

Resolved that for every such district a superintendant be appointed, by the Board of Trustees who shall have the superintendant under the control of the Board, and by the advice of the engineer in putting in the flumes and water sects. and under the control of the Board to so equitably divide the supply of water to each individual as shall best accommodate the consumers of water in each district, and also under the control of the Board, to repair and construct all Bridges in said district in which they may be appointed.

---

[1] *The Greeley Tribune*, March 29, 1871, p. 3.

On Motion the following persons were appointed superintendants.

E. Hollister, District No. 1, B. S. La Grange Dis. No. 2 J. C. Shattuck Dist. No. 3.

On Motion it was ordered the water to be let into canal No. 2 on the 10th of April, and into canal No. 3 by the 5th of April, or as soon thereafter as is practicable.

On Motion it was ordered that the workmen on Ditch No. 3 be paid every Saturday in cash.

SPECIAL MEETING, March 25, 1871.

Present Messrs Meeker, Cameron, Holmes and Hollister Trustees, and Messrs. La Grange Gurley, Childs, and Shattuck of the Executive Council.

Mr. Cameron moved that The Rev. Mr. Baxter have the privilege of locating a fee simple 10 acres, at the original price of $75, for the water, Carried:

On Motion the plan for the Bridge over the Cache La Poudre presented by Mr. Holmes, was adopted.

Mr. Cameron moved that Mr. Holmes be instructed to push forward the building of the Fence without delay, and that Messrs. Childs and Wilbur be associated with him in locating the same.

On Motion Messrs. Holmes and Whipple were authorized to contract for and purchase materials &c. for constituting a Pile Driver, and have the same built at once.

Moved that in the future all bills for the use of the Colony Hall and Tabernacle for transient use be paid in advance.

Deeds granted.

R. Burchell, J. C. Shattuck, L. P. Witham, J H Pettigrew B C Young Alfred Baxter Chas. Platt C F Brown E P House S H Gransbury A Like Edward Atkinson H Marshall Park Kitchell Saml Roberts Thos. Atkinson J H Payne A C Wait John A Juckett Emerson West & Buckingham N Holbrook A S Baker Helen E Martin H W Lee Anna E Plumb C H Thomas. Adjourned.

[1]TUESDAY, MARCH 28th 1871.

Present, Messrs. Meeker, Cameron and Hollister, of the Board, and Messrs. La Grange, Childs and Shattuck of the Council. Several Extensions of time were granted for good sufficient reasons.

On motion of Gen. Cameron, it was voted that any three persons who located on Government Eighties, prior to January 24th, 1871, and who surrendered a share for the same, less fees and expenses of location, may unite together in the location of a subdivision of land in fee simple. Also, that J. Max Clark, and all others who have paid their own fees, be allowd the sum of Twenty-five Dollars for fees thus paid, which, under rule and regulations should have been paid by the Colony.

Deeds were granted as follows: Charles B. Gipson, M. Wiley, E. M. Leonard, Arthur Taylor, R. Lynn, A. Ramsey, C. W. DeVine, E. Pickett, A. Lichty, D. Cotton, J. C. Abbott (3), G. M. Taylor, D. H. Carlton, T. F. French B. F. Shepherd, M. W. Darling, A. M. Olds, S. A. Day, W. E. Pabor, N. R. Allen, Danl. Witter, E. C. Alphonse, H. McKnight, W. P. McKinney.

Mr. Hollister was added to the Canal Committee. Mr. Holmes was authorized to contract for a car load of three inch plank for bridges. The following bills were ordered paid on contracts: Brown & Orr, $520[.]37; F. G. Day, $80; J. R. Thacker, $630[.]20; B. H. Eaton, $3666[.]95; C. J. McDevitt, $33[.]99. Tabernacle bills: C. S. Brockway, $48[.]75; H. B. Tuttle, $15[.]05; W. F. Thompson, $147[.]67; L. M. Condit, $53; W. R. Norcross, $59; E. B. Annis, $55[.]62; T. H. Morgan, $48[.]75; L. Whipple, $119[.]57. For surveying: F. C. Avery, $35[.]25: W. W. Wilcox, $15. School room work: L. Whipple, $19[.]65.

SPECIAL MEETING—April 1st., 1871,

Present, Messrs. Meeker, Cameron, Hollister, Holmes, Trustees, and Messrs. Childs, Gurley, LaGrange and Shattuck, of the Executive Council.

---

[1] *The Greeley Tribune*, April 5, 1871, p. 3.

The following bills ordered paid: W. E. Pabor, for stamps and acknowledgments, $125[.]25; W. E. Pabor, services as Secretary for March, $81; J D Buckley, surveying Cemetry, $113[.]69; F. L. Childs, for work on Tabernacle, $7; J. S. Titcomb, surveying, $12[.]25; M. Russell, on account contract, Ditch No. 2, $875[.]02; C. R. Welch & Co. for hardware, $87[.]50; N. Holmes, Fence account, $25[.]25.

Ordered, that all public buildings be closed for School purposes until May 1st.

An extension of 60 days was allowed the following persons to make their improvements, viz: Mr. Higgins, Mr. Barnes, Mrs. Decker, G. Hanna, Jos. Moore, G. W. Palmer, J. C. Puckett, Mr. Reiff, J. H. Foster, B. C. Whitford.

Moved, that the salary of the Janitor for the month of April, be fixed at forty dollars.

The monthly statement of the Secretary for March, showing receipts for Certificate, &c., amounting to $2000[.]09, was ordered on file.

Ordered, that all bills for surveying, and other work, be endorsed by the Engineer or Superintendent, before being paid.

The following resolution, by Mr. Cameron, was adopted: Resolved, that for the purpose of keeping the water in the various seques, running through the city, pure and clean for drinking, and all domestic purposes, no litter or garbage be allowed to be thrown in the said seques, nor any straw, shavings, or other litter thrown on the ground from whence it can be moved by the wind into said seques. Resolved further, that it shall be the duty of all parties to keep the water seques through, or in front, or near their lots, clean of all litter or obstructions.

Resolved, that the foregoing resolutions be published in the Greeley Tribune, as a standing advertisement, and that one hundred small bills be printed containing said resolutions, and well posted in prominent praces about the city.

Deeds were granted Mr. Weed, Hallett & Rea, D. Cotton, Geo., Swan, J. Max Clark, E. W. Gurley, Mr. Law, N. Robertson, Inman Brothers, Rev. Adams, Elihu Nye, D. B. Shaw, Mary E. Tucker, Henry Stickney, S. G. Patten, C. J. McDevitt, D. Stansbury, A. Plumb, S. M. Brown, Horace Gurley,

W. Williams, A. D. Preston, Mrs. Janet Jummell, N. D. Wright, E. R. Ruthven, Mrs. Ruthven, T. Yates, J. Burrows, J. Hardman, A. Boyd, W. W. Clay, S. B. Washburn, Alice Washburn, R. Boyd, F. M. Babcock, H. C. Watson, and H. L. Starkweather. Ajourned to Monday evening, Aprll 3.

---

[1] REGULAR MEETING, April 4, 1871.

Present Messrs. Meeker, Cameron, Hollister, and Holmes, Trustees, and Messrs. La Grange, Childs, Shattuck and Gurley of the Executive Council.

An extension of sixty days additional time for improving their claims was granted the following persons, G. S. Hill, Geo. Harnp, A. W. Seyman, Jas. Maxwell, L. W. Hilton, B. Eaton, Rose Eaton, O. M. W. Lain. Rev. Mr. Adams, Emerson, West & Buckingham, F. Faucher.

The applications of S. H. Birdsell, M. V. B. Gifford, J. H. Foster, and Mrs. N. A. Foster, for deeds for business lots were refused.

The following applications for deeds were granted: M. N. B. Gifford, J. H. Foster, Mrs. N. A. Foster, J. W. Dagger, Rebecca Dickinson, B. O. Hale, Jerry Hanna, Frank Hanna, —— Stickney, Thos. Hindle, Samuel Slone, H. L. Wyman, John Merry, R. B. Wright, Joseph Joyce, J. C. Wiley, J. Jones, G. Hatfield, —— Sheldon, L. S. Frisbee, Howard Morris, C. J. Barnes, R W Cloud, Mary J Townsend, Irene S Whipple, D S Henry, L Palmer, J Harris, Hannah Eaton, John Ranney, Flower & Cameron.

Permission was granted A. S. Baker, and J. Max Clark, to locate a fee simple piece jointly, on their certificates.

Daniel Witter's bill, to March 31, 1871, of $72[.]60, was ordered paid.

On motion, the deeds of Mr. Morse, for town lots and a subdivision of Colony land; also the deed for water on a Government 80, were ordered to be destroyed, and his location on said Government 80 to be erased from the books.

---

[1] *The Greeley Tribune*, April 12, 1871, p. 3.

On motion, it was directed not to sell the water from the Colony Canals to any person not a member of the Colony. Adjourned.

---

[1] REGULAR MEETING, April 11, 1871.

Present; Messrs. Meeker, Cameron, and Holmes, Trustees, and Messrs. La Grange, Childs, Shattuck and Gurley of the Executive Council.

Deeds were granted to Mr. Bryant, E. G. Scott, and J. E. Miller.

The following resolution was adopted:

Resolved, That hereafter, any proper person may become a member of the Union Colony of Colorado, by paying into the Treasury the sum of Fifty Dollars, which will entitle him to a Residence Lot and two shares of stock in said Colony; or the sum of One Hundred Dollars, which will entitle him to a Residence Lot and four shares of stock; or the sum of One Hundred and Fifty-five Dollars, which shall entitle him to Seven shares, and either the water for Eighty acres of land, and the right to purchase a Rail Road Eighty acres, at contract price, ($3[.]50 per acre, and 6 per cent. interest up to May 1st, 1872, and $4, with like interest for one year thereafter,) or, he may take a Residence Lot at the above named rate, $155.

Each certificate shall be subject to the improvements required by the Board of Trustees, such improvements to be made within one year from the purchase of said certificate.

Provided further, that on any certificate issued after this date no person shall be allowed to take more than one Lot in town and one piece of out lying land, or water for the same, if it be Government or Railroad land.

One Thousand Dollars was ordered to be paid on account of Fence Posts.

On motion, Mr. Childs was directed to procure assistance, and lay out Washington Park, and set the same with cottonwood trees; and Mr Shattuck was directed to report a plan for fencing the same.

[1] *The Greeley Tribune*, May 3, 1871, p. 1.

On motion, the Fruit Trees belonging to the Colony were ordered to be sold; also, the Lumber in fence enclosing the same.

It was ordered that when a member has relinquished his certificate and taken his deeds, he has no further claim for land, except in the location of a Cemetry lot, or lots reserved for sale for the benefit of the Colony.

On motion, the Superintendent was employed for the next 30 days, to attend to, and locate new members on their arrival.

The men employed in building the Bridge, were ordered to be paid every Saturday.

The following bills were ordered paid: McDevitt, to balance on contract Canal No. 2; J. Gonzoles, Canal No. 3, $692[.]08; J. Higley, for horse and buggy, $2; Jacob Gano, Canal No. 2, $241[.]82; H B Tuttle, for Revenue Stamps, $10; Nettleton & Young, canal No. 2, $253[.]41.

Messrs. Cameron and Shattuck were appointed a committee to draft a petition to County Commissioners, to locate a Bridge over the Platte river, east of the town, and lay out a road on the north side of the Cache la Poudre and Platte, runing east, or down the river.

Adjourned to Saturday evening, April 15.

Adjourned Meeting.—April 15.

Present, Messrs. Meeker, Cameron, Holmes, and Hollister, Trustees, and Messrs LaGrange, Childs and Shattuck, of the Executive Council.

On motion, lots 22, 23 and 24, block 62, were ordered to be subdivided into 8 lots, to face Washington street. Lots 18, 19 and 20 block 17, to be subdivided into 8 lots each, and to face Jefferson street. Lots 1. 2 and 3, in block 39, each to be subdivided into 8 lots, and to front Washington street. Lots 4 and 5, block 39 to be subdivided into 25 feet lots, to face Spruce street; and lot 8, block 39, to be a business lot, and to be distributed by lot among those who have no business lots, on Saturday afternoon next, April 22.

On motion, the various funds in the hands of the Treasurer, exclusive of the School Fund, were consolidated into one fund.

The officers of the Colony were empowered to distribute copies of the First Annual Report on the trains passing through the plains; said Reports, also, to be placed on sale at 10 cents each.

The President and Secretary were directed to give notice that the First Annual Election for Trustees of the Union Colony of Colorado, would take place on the first Tuesday of May, next, at the Colony Office, from 10 A. M. to 4 P. M., and Messrs. N. C. Meeker, D. B. Ranney and E. C. Alphonse were appointed Judges, and Messrs. W. H. Post, W. E. Pabor and J H. Foster, Clerks.

On motion, the Charter and By-Laws of the Colony were ordered to be published in the next issue of the Greeley Tribune.

On motion the By-Laws were amended so as to entitle each member to one vote for each share of stock held by him.

Deeds were granted to Ralph Hilton, E. B. Slater, and Miss E. Abbott; and 60 days extension was granted to Messrs. Meeker & Pabor to improve a claim.

Permission was granted to G. W. Taylor to exchange a Government Eighty.

Mr. Kennison's application for permission to transfer a water-right, was referred to Mr. Shattuck.

The following bills were ordered paid: Hall, Wright & Co., work on Flume, $14[.]35; T. J. Stinson, for nails, $1[.]19; J. C. Avery, surveys and maps, $46; F G Day, Canal No. 2, $419[.]33; R. A. Cameron, stove for Tabernacle, $28; Flower & Cameron, oil &c, $39[.]80.

On motion, W. H. Post, was requested to consult with property owners on Maple street, in reference to grading the same, the expense not to exceed $20 per hundred feet.

Adjourned.

RECORD BOOK NO. 3.[1]

MINUTES FROM JULY 5, 1871, TO OCTOBER 29, 1872.

[p. 1] Regular Meeting

July 5th 1871

Members present.
N. C. Meeker Esq. President
Trustees
E. Hollister David Boyd. N. Holmes
F. L. Childs of the Council.

The minutes of the meetings of June 27th & July 3rd Were read and approved.

The Committee to whom was referred the communication of the Messrs Hills. reported progress—

The Committee appointed to confer with Mr. Brown in reference to damage done to Flume on Canal No 2. reported in favor of discontinuing any further prosecution of the same.

The President reported that suit had been commenced against C. W. Mattison for interfering with Canal No. 2, and that he had been held to bail in the sum of Five hundred dollars.

The following Communication was presented from the President of the Board of Town Trustees,

To the Board of Trustees of The Union Colony of Colorado,
Gentlemen,

As President of Board of Trustees of the Town of Greeley, I would suggest that the Trustees of the Colony make over to the Town of Greeley, the Parks and public grounds as platted on the map, also that they Deed [p. 2] to the Town all the Ditches for conveying Water from the Main Ditch through the Town, and in some way guarantee, make over, or Deed to the Town for all time to come, during the life of the Colony, sufficient water for Town purposes. Also that they Quit Claim to the Town all improvements made in and about the Town, such as planting trees, Establishing the grade of and grading streets, laying out and beautifying the Parks &c. I would also respectfully ask that the Colony deed to the Town a suitable lot or lots upon which to erect a Town Hall, and also a lot to be used for the purpose of erecting a Pound, and making an enclosure for confining stock.

---

[1] On the cover of the volume. In the colony safe at Greeley.

Greeley, Colo. July 5/71 H. T. West
Prest. Bd. Town Trustees.

On motion the above communication was referred to the following Committee.

J. C. Shattuck. David Boyd. E. Hollister

Mr. Hollister moved that the Town Board be authorized to take charge of the streets and the Trees in the streets, also the Ditches and water within the Town limits, as agents of the Union Colony of Colorado, untill otherwise ordered

Which was carried.

The application of Mr. Graham to exchange his location on a 40 a. in sec. 1. for a 20a in section 9. was referred to Messrs Childs & Shattuck.

[p. 3] Mr. Boyd moved that the Colony bear half the expense, necessary to compel the Board of County Commissioners to entertain a petition to order an election to change the County seat.

Carried

The application of Julia B. Pettengill for Deeds was granted.

Mr. Holmes moved That the first monies received by the Treasurer, be devoted to paying off the hands working on the fence

Carried.

Resolution by Mr. Boyd.

Resolved. That in order to make an equitable distribution of the Water in Canal No. 2, all gates to the several flumes West of the Denver Pacific Railway be closed at 7 o'clock P. M. on each Week day and on Sunday throughout the day. All persons are forbade to open the same untill six Oclock A. M. under forfeiture of Water for the succeeding forty eight hours.

A communication from Hon W. P. Murphy giving an opinion in relation to B. F. Whidbies claim for damages, was read and ordered on file, and his charge of $10. for the same ordered paid.

The following proposals for excavationg the Mill Power Canal were read.

[p. 4] J. W. Orr. sec 1. 20 c pr Yd. Sec. 2. 24 c per Yard sec. 3. 24 c per Yd. Hauling Earth under 400 feet 8 c per Yd. Hauling Earth over 400 feet 2 c for each additional 100 feet.

Abbott & Eaton. Secs 1. 2. & 3 19 c per. Yard. Hauling earth under 300 feet 5 c per Yd [Hauling earth] over 300 feet 1 c pr Yd. for each additional 100 ft.

C. M. Russell Sec. 1. 19½ c per Yd.

T. H. Abbott. Sec. 2. 16 c per Yard. Moving earth under 300 feet 4 c per Yard. Hauling earth over 300 feet 1½ c pr Yd for each additional 100 feet.

M. Owens. Sec 1. 24 c pr Yd. for clay 30 c pr Yd for Gravel. 50 c per Yd for Hardpan. 200 pr Yd for solid Rock. Sec 2 24½ c pr Yd for clay. 30 c pr Yd for Gravel 50 c pr Yd for Hardpan. & 200 pr Yd for solid Rock. 16 c pr Yard for hauling earth over 100 ft.

B. P. Harris Sec 1. 22 c pr Yd. Sec 2. 25 c pr Yd. Sec 3 25 c per Yd. Hauling earth under 400 feet 10 c pr Yd. Hauling earth over 400 feet, 3 c for each additional 100 ft.

J. S. Seeley Sec 1. 20 c per Yd. Sec 2. 21 c pr Yd. Hauling earth over 100 ft & under 200 ft. 5 c per Yd. Hauling earth over 200 ft. 2 c per Yd for each additional 100 ft.

On motion the contract was awarded to Abbott & Eaton at the prices above specified

The Board then adjourned W H Post Sec.

[p. 5] Special Meeting July 10th, 1871.

Members present

N. C. Meeker Esq President

Trustees

David Boyd. E. Hollister

Mr. Boyd moved, That the lots on Spruce street, reserved for the First Covenanters Church, and not taken by them, be held for the Greeley Free Church.

Carried.

Mr.   moved that the request of the Good Templars, Odd Fellows and Grand Army of the Republic, for a lot on which to build a hall be granted.

Carried

[p. 6]   Regular Meeting July 11—1871

Present

N. C. Meeker Esq President

Trustees.

E. Hollister   J. C. Shattuck

Executive Council.

E. Rea. F. L. Childs, C. D. Farwell. G. W. Cooper.

The Minutes of the previous meeting were read and approved.

Mr. Hollister moved that as many copies of the First Annual Report not needed by the Colony be sold to the Fountain Colony for 5c each

Carried.

Mr. Shattuck moved That the Town Board be allowed to locate on the lots reserved for a Town Hall, Deeds to be made out, when improvements are made.

Carried.

Resolution by Mr. Boyd.

Resolved—That The Union Colony of Colorado, deed to the Town of Greeley, all their Right, Title and interest in and to the several Streets, Alleys, Avenues, lying within the Town limits; Also Lincoln and Washington Parks, excepting and reserving to the said "The Union Colony of Colorado", a right of way in over and through said streets, alleys, avenues and Lincoln & Washington Parks, for the purpose of distributing water from the canals of the said Colony, for building the Mill Power Canal, and for distributing surplus earth & gravel from said Mill Power Canal, over the said streets, avenues, alleys & Lincoln & Washington Parks. Said conveyance to contain the several restricting clauses contained in the Colony Deeds. Which was adopted.

[p. 7] The Committee to whom was referred the application of Mr Graham to exchange a Forty a. fee simple in Sect. One for a 20 a. in Sec. 15. reported favourably, and the application was granted.

The application of Geo W. Taylor, to exchange a Government 80 in sec 22, 6, 65 for an 80 in sec. 14. 6. 65 was granted.

Mr. Shattuck moved that the secretary be directed to attend to having a proper map of the Colony lands within the Town of Greeley, made and placed on file in the Recorders office at Evans, and that the Mill Power Canal and Mill Dam be indicated thereon,

Carried.

Mr. Boyd moved that an alteration in the course of the Mill Power Canal thro. Block 3. and Olive St. be approved.

Carried.

The following bills were allowed and ordered paid

F. C. Avery surveys & maps	$106.40
Denver Tribune advertising	35.00
E. Hollister Sundry bills Canal 3 &c	103.89
H. T. West Notary Public	7.60
C. H. Marsh Legal services	23.00
A. J. Wilber Canal No. 2,	126.95
Thos B Inman Engineers Corps	4.50
C W Sanborn lumber	36.72
J. Max Clerk Canal No 2	30.00
E. S. Nettleton Engineer	63.00
John Potter Engineers Corps	14 63
J. S. Titcomb Engineer	33 75
Joe Murray Canal No 2	5.00
[p. 8]	
M. W. Lansing Janitor June	$25.00
Watson & Von Gohren canvassing Co. seat	7.00
W F. Thompson Lumber	146.48
W. H. Holliday & Co "	47.46
W. H. Post sec. & disburmnts	105.00

The Monthly Report of the Secretary was read and ordered on file.

Mr. Shattuck moved that the President be authorized and directed to proceed against Seth Ward, for damaging the Colony Fence on the East side of Town. Carried [p. 9] Regular Meeting July 18. 1871.

Members present.

N. C. Meeker Esq. Prisedent

Trustees

J. C. Shattuck. Nelson Holmes David Boyd

Executive Council

J. G. Cooper F. L. Childs

Mr. Boyd moved That the secretary in making out deeds for lands lying partly above and partly below the Ditch, No 3 be instructed to make the charge for enlarging Canal No. 3 at the rate of one dollar per acre

Which was carried.

A request of a committee of the Good Templars Odd Fellows, and G. A. R. for permission to exchange lots. was referred back to said committee, to specify more particularly the size, nature and class of building it was intended to put on said lot

The following bills were allowed and ordered paid

R. Burchill Glazing at Tabernacle	$14.20
E. Nye Painting " "	32 50
Hall Wright & Co Carpenter bill "	24 60
N. C. Meeker. Printing and advertising	130.50

Mr. Boyd moved, That Wm. Foote Jr. be appointed as [p. 10] agent of the Colony, in charge of the Vine St. Lateral.

Carried.

Mr. Boyd moved that all Water Rights for Rail Road and Govt. 80s. be now put into the market for $150. each. Cash.

Carried

The Board then adjourned W. H. Post Sec

[p. 11] Regular Meeting July 25th 1871.

Members present

N. C. Meeker Esq. President

N. Holmes. David Boyd. Trustees.

Executive Council

F. L. Childs. Evan Rea. J. G. Cooper.

The minutes of the meetings of July 11. 18. were read and approved.

L. Hanna and G. W. Buell appeared before the Board in relation to Lot 3, Block 105.
Laid over for a full Board.

Mr. Boyd moved to donate to the Town of Greeley for the purpose of a Town Pound, Lot 7. in the NE¼. NE¼. Sec 6. T 5 N. R 65 W. reserving to the Colony a right of way, fifty feet in width on the West side of said lot for a street.

Carried.

On Motion the application of the committee of the Good Templars, G. A. R. & I. O. O. F. to exchange Lot 13 in Block 77 for 25 ft x 200 in the rear of Lots 17. 18. 19. 20. 21. 22. 23. & 24 Block 36. was granted, and lot 13 in Block 36. was ordered sold for $200.

Adopted.

The application of W. H. Garland to pay one half Cash, & balance Jan 15— 1873 for lots purchased at the auction sale, was granted.
[p. 12] The application of L. B. Hanna L. B. Main & H. Olds for an extension until Oct 1st to make improvements & obtain Deeds. was granted.

The application of H. C. Watson for Deeds was referred back, for an explanation of the improvements.

The application of W. S. McElroy for Deeds was granted.

The following bills were allowed and ordered paid

W. N. Byers advertising	$30.00
L. Hanna auctioneer (Refd to E. Hollister)	200.00
F. C. Avery maps	21.40

J. D. Buckleys Bill for Surveying &c was referred
to E. Hollister & E. S. Nettleton.

Mr. Childs Moved That J. G. Cooper be appointed to collect the Water Tax for the present year, at a compensation to be hereafter fixed Carried.

Mr Childs moved that Mr. Holmes be directed to build a Bridge over the Mill Power Canal at Jackson street.

Mr. Holmes Moved That the entire charge of Canals No 2 and 3 be placed in the hands of Mr. La Grange
Which was carried
The Board then adjourned W. M. Post Secy.

FINANCIAL RECORDS

CASH BOOK.[1]

[p. 1] 1871.

January

I

	R. A. Cameron	
	To 200 copies Report @ $15	30 00
	“ 50 “ Thin map @ $30	15 00
Paid	“ 20 “ Thick “ “ $50	10 00
	W. H. Post	
	To 50 copies Report	7 50
	“ 10 “ Thin Map	3 00
	“ 10 “ Thick “	5 00
	Emerson West & Buckingham	
Paid	To one adv in Hist of Greeley	15 00
	Wm. H Post	
Paid	To one adv in Hist of Greeley	25 00
	E. C. Monk & Co	
Paid	To one adv in H of G	15 00
	H Boettcher	
Paid	To one adv in Hist of Grely	15 00
	F. M. Babcock	
	To one adv in Hist of G	15 00

---

[1] In the colony safe at Greeley. The cash books of previous dates, if such were kept, could not be found.

[p. 2] January

		Dr	Cr
	F. L. Childs		
	To 1 adv in H of G	15 00	
	W. F. Thompson		
Paid	To one adv in H of G	15 00	
	Russell Fisk & Co		
	To one adv in H of G	15 00	
	Flower & Cameron		
Paid	To one adv in H of G.	15 00	
	C. W. Sanborn		
Paid	To 1 adv in H of G	15 00	
	A. Z. Solomon		
Paid	To one Adv in H of G	15 00	
	Greeley Tribune		
	To 1 adv in H of G	25 00	
	By adv in Tribune		
	E. S. Nettleton & Co		
Paid	To 1 Adv in H of G	15 00	
	L Hanna (agent)		
	To 1 adv in H of G	15 00	

[p. 3] January

		Dr
Greeley Lyceum (Gurley)		
To 6 nights use of Hall @ 1.50		9 00
Union Church Service (Cameron)		
To 8 Days Use of Hall @ 1.50		12 00
" 5 Choir Meetings	"	7 50

	Dr	Cr
Good Templars (Childs)		
To 4 nights Use of Hall @ 1.50	6 00	
" Festival & Chimney & Burner 45c	4 50	
Band (Greeley Cornet Band) (Sanborn)		
6 Rehearsals @ 1.50	9 00	
2 Concerts @ $3	6 00	
Cushman Concert		
To two night	10 00	
Christmas Tree (Sunday School)		
Day & Evening (Mr J H Jones	6 00	
Farmer's Club (Boyd)		
To 2 nights @ 1.50	3 00	
Dr C. Emerson		
To Certificate No. 100 to—Thos Mimmack—	155 00	
G S Hill		
By Plowing Burlington Wagon Road		20 00
[p. 4] January 3d		
D. P. R. Co (General Expense)		
By Freight Bill for Bell		24 23
C Emerson Loan		
By check No 22. Wells Lazo & Co—		77 10
" " " 23. D P R Co—		24 23
C Emerson Tras		
To Receipt No 42—Herbert Dixon		57 50
Henderson, Smith & Co (Ditch No 2).		
To cash balance on bill Dec 23d 1871	100 39	

	Dr	Cr
4th		
C Emerson treas		
By Receipt No 43. F. G. Day.		80 00
W H Post		
To 25 thin Maps @ $30	7 50	
C. M. Smart		
By Cash for Use of Colony Hall		5 00
[p. 5] Jany 5th.		
F. G. Beagle & Co		
By Cash on acct		75 00
Ditch No 2 S D Martin		
To Cash on account	100 00	
H Boettcher		
To check No 2 on Treasurer	37 50	
R Burchill		
To check No 14 on Treasurer	1 00	
Jany 9th		
S. R. Faris (Balance due on Certificate)		
To check No 28 on Treasurer	75 00	
C W Sanborn		
To check No 5—	9 10	
" " " 11—Bridges—	60 77	
[p. 6] Jany 9th		
C. Emerson Treas		
	Dr	
To Receipt No. 44—C Buckingham	85 00	
" " " 45 A H Root	185 00	

10th

L. Hanna Dr

To check No 29 on Contingent
Expense Fund 27 83
General Expenses

C. Emerson Treasr Dr

to receipt No. 46 R. L. Kinneson
Ditch No. 3 fund 10 00
Colony Fund 75 00

History of Greeley Cr

By cash 60 00

C Emerson Dr

To balance to date
Contingent Ex Fund 122 36
To deposit by Sec to credit
Contingent Expense 60 00
" " " Ditch No. 2 75 00

Contingent Fund Cr

$1 $1 1.50 22.25
By checks 30 31 32 33

[p. 7] 11th

O Plumb Dr

to check No 10 12 80

Milton Herrick Cr

By Draft New Membership 1008 Certificate 155 00

12th

C Emerson Treas

To report by Sec Ditch No 2 Fund 155 00

B. H Eaton	Dr	
To Draft on N York	200 00	
" check No 35—Ditch No 2—	200 00	

C Emerson (Ditch No 2 fund)	Cr	
by check No 35		200 00

W F Thompson (Histy of G ad)	Cr	
By Cash	0	15 00

W W Wilcox	Dr
To check No 12 General account	9 50

C Emerson Treas	
To Receipt No 47 D B Ranney	55 00
Ditch No 2 $50	
" " " 5	80 00

[p. 8]

12th

Treasurer C. Emerson	Dr
To receipt No. 48 J. L. Dunham	
Ditch No 2. 75	
" " 3 5	80 00
" " " 49 E. L. Dunham	
Water Rht 75	
Ditch No 2 75	
" " " 5	155 00

S. D. Martin	
To Balance on Bill ord pd Dec 27, Ditch No. 2	60 75

T. B Bishop	Dr
To check No 10 (General Expense)	30 00

C. Emerson Dr

To Receipt No 50 S. D. Martin Ditch No 2 $50 " " 3 $ 5	55 00

18th

S Blodget (Ditch No 2 Fund)

Dr

To check No. 36½ certificate	75 00

J L White

Dr

To check 37 (General Expense) Drawg Map Grey [Greeley]	17 00

Dr C. Emerson (Ditch No 2)

Dr

To certificate 1109—J W Sanborn	155 00
" Receipt No 51 Chas Winship No 2—$50 " 3 $ 5	55 00

[p. 9] 14th

Dr C Emerson

To

Certificate No 1010 (Ditch No 2)	150 00
" " 1011 " " "	155 00
" " 1 (1012) " "	
Balance	80 00

H H Boylen

To

Check No 31—School account	1 00

J L White

Dr

To Check No 37 (H of G Map)	17 00

Union Choir Dr

To use of Hall Jany 14th	1 50

L Hanna

Dr

To check No 29—(General Expense)	27 83

C Botcher

Dr

To check No 27 (General Expense)	1 55

14

Dr C Emerson

Dr

To certificate No 1013		155 00
" Receipt " 52	Ditch 2 100	
	" 3 5	105 00
" " " 53	" 2 25	
	" 3 7.50	32 50

W. Holbrook (Brighton Road)

Cr

By check (Contingent Fund)	32 50

[p. 10] Jny 18th

M Owens (Ditch No 2)

Dr

C Emerson Treas

To check No 38	12.19	
" M. order No 1	75.	87.19

Cr

By check No 38	12 19

Money order Acc't

Dr

To order No 1 M. Owens— Ditch No 2	75 00

E. B. Annis

	Dr
To check No 39 (Gen Expense)	52 50

Emerson

	Cr
By check No 39	52 50

G W Stotts (Ditch No 2)

		Dr
To check No 40	21.30	
" M.O. No 2	200.	221.30

C. Emerson

	Cr
By check No 40	21 30

Money Order Acct

To order No 2, G. W. Stotts, Ditch No 2	200 00

[p. 11] Jny 19th

W H McDonald

	Dr
To Mny order No 3 (Ditch No 2)	90 00

Mony order acct

	Dr
To order No 3 Ditch No 2 McDonald	90 00
" " " 4 " " 2 D P Witter	50 00

C Emerson (Contingent Fund)

		Cr
By check No 41—	(W B Woodruff) (Gen Ex)	1 00
" " " 42	Mr Morris (Gen Survey) Sec 18 & 17	2 25
" " " 43	Mr Juckett " "	9 00
" " " 44	Mr McCarty " "	6 75

C Emerson (Ditch No 2.)

	Dr	
To Certificate 1168 (DWC Root		155 00
Cr By check 45 (Witter, Ditch No 2)		25 00

D P Witter

	Dr	
To order No 4	50	
" check No 45 (Balance due on certificate)	25	75 00

C Emerson

	Dr	
To receipt No 54 Ditch No 2	25	
" " 3	2.50	27 50

C Emerson

	Cr		
By check No 41, E. A. Nettleton Ditch No 2		00 00	25 00
[By check No] 47 C L " [Ditch No] 2		00 00	25 00
To certificate No 1169 Alice Hart		155 00	
" Receipt " J S Carp			
Ditch 2.	125		
[Ditch] 3.	20	145.00	
" [Receipt No.] 58			
[Ditch] 4	7.50		
[Ditch] 2	1.25	132 50	

[p. 12] 20th

Money Order acct

	Dr
To order No 5	50 00
" " " 6	50 00

W H McDonald

	Dr
To My Order 3—(Ditch No 2)	90 00

C Emerson Treas

Dr

To certificate 1170, 71 72 73 74
75. 76, 77 1240 00
Ditch No 2 fund
" check 59. Ditch No 3 2 50 No 2 $25 27 50

B H Eaton

Cr

By Money Orders No 7, 8, 9, 10 2050 00
" check 27 39

My Order acct

Dr

600 600 600 250
To orders No 7, 8, 9, 10
(Ditch No 2) 2050 00

C Emerson Treas

Dr.

To check 48—B H Eaton—
Ditch No 2. 13.80
13.57 27 39

23d

W H Post

Dr

To 10 Thin Maps 3 00

Cr

By check adv H of G 25 00

[p. 13] 23

C. Emerson

Dr

To receipt No 55 (E.A. Nettleton)
No 2— 25
No 3 2.50 27 50
" " " 60 (G. W. McCarty)

Contingent 5
No 2 75
" 3 5 85 00

To Receipt No 61 J W Titcomb
Congnt 5
No 2 75
" 3 10 90 00

25

Dr

Flower & Cameron

Paid To 20 Thin Maps 6 00

26

Greeley Dram Assoc

Cr

By Cash for Use of Hall Ja 28th & 27 9 00

C Emerson Treas

certificate Dr

To receipt No 1178 Ditch No 2 155 00
" Certificate " 1179 " " " 153 75

28

C Emerson

Dr

To certificate No 1180 Ditch No 2 155 00
" Deposit by W E P C. Ex Fund 25 00

31

W E Pabor

Cr

By Deposit 35 75

Contingent Fund

Dr

To Deposit 35 75

C Emerson Treas

Dr

To Deposit by W E P 35 75

[p. 14] Jan 31st

C Emerson Treas

Dr

To Receipt No 62 Contingent $5
No 3 5
" 2 50 60 00

Contingent Fund

Cr

By Receipt No 62 5 00

Ditch No 2 Fund

Cr

By Receipt No 62 50 00

Ditch No 3 Fund

Cr

By Receipt No 62 5 00

C Emerson

Cr

By check No 21 200 00

Ditch No 2

Dr

To check No 21—W L Weed 200 00

W E Pabor Sec

Cr

By services to date 114 00

General Expense

Dr

To Sundries as pr Secretarys Bill 34 50

[p. 15] February 1st
W. E. Pabor, Sec
Dr

To cash ret° D. P. R. R. overcharge	40
" " for use of Hall—Dramatic Association	1.50

Mch 29 F & Cameron
Dr

Paid 25 Thin Maps

[This completes this series of accounts.]

JOURNAL[1]

[CONTENTS]
Index—pp. 1-68.
[ACCOUNTS]
Greeley Literary Association—p. 69.
Greeley Free Church—p. 70.
N. C. Meeker, President—p. 71.
R. A. Cameron, Supt.—p. 71.
H. T. West, Secretary—p. 71.
Ralph Meeker Secretary—p. 72.
Gerow (Asst Treasurer)—p. 72.
D. Boyd (Water Commissioner)—p. 72.
F. M. Babcock Secretary—p. 73.
E. B. Annis (Asst Secretary)—p. 73.
Congregational Church—p. 74.
Wm E. Pabor, Secretary—p. 75.
J. H. Birdsall—p. 76.
Baptist Church—p. 77.
Presbyterian Church—p. 78.
Cost of Land—pp. 79-80.
Young Mens Social Club—p. 82.
Survey of Outlying Lands—pp. 83-84.

[1] In the colony safe at Greeley.

Town Improvements—pp. 87-89.
Grand Army of the Republic—p. 96.
Ditch No 3—pp. 97-100.
General Expense—pp. 101-111.
Ditch No 2—pp. 121-125.
Trees—p. 129.
M. E. Church—p. 130.
Schools—p. 131.
Town Hall—p. 135.
Town of Greeley—p. 137.
Annual Report—p. 139.
Main Street Grading—p. 143.
Cemetery—p. 145.
Colony Fence—pp. 149-151.
Bridge, Jackson street—p. 155.
Contingent Expense Fund—pp. 161-163.
Ditch Number Two Fund—pp. 171-182.
Ditch Number Three Fund—pp. 185-194.
Colony Fence Fund—pp. 199-200.
Main Street Bridge—p. 207.
Island Grove Park—p. 208.
Charles Emerson Treasurer—pp. 215-230.
Money Order Account—p. 231.
J. J. Armstrong—p. 232.
Jerry Quigley—p. 232.
Joseph Moore—p. 232.
Ferguson & Atkinson—p. 232.
E. Hollister—p. 233.
Fletcher, Davis & Gelder—p. 234.
3 personal accounts—p. 234.
S. M. McDermid—p. 235.
4 personal accounts, p. 235.
E. Hollister—p. 236.
Abbott & Eaton—p. 249.
Burlington Wagon Road—p. 251.
Account of Certificates Redeemed—pp. 253-254.
Pile Driver Account—p. 260.
Secretary—pp. 301-308, 318-320.

1 personal account, p. 309.
Duncan Crawford—pp. 313-314.
N. C. Roe—p. 317.
Greeley Lyceum—p. 331.
Union Church—p. 335.
Good Templars—p. 339.
Farmer's Club—p. 343.
S. H. Birdsall—p. 349.
Mill Canal—pp. 353-355.
Horace Greeley—pp. 358-359.
Charles Emerson Treasurer—pp. 370-391.
Special Colony Fence Fund—pp. 456-457, 458.
Water Tax, Canal No 2 for Repairs and Superintendance—pp. 464-466.
Canal No. 2, Enlargement—pp. 470-476.

[All pages in this book not numbered are blank.]

[p. 79] [Excerpts from the Journal]

1870			Cost of Land.	
April	6	Paid	M. L. Smith	2000 00
	7	"	D. Barnes (Quigley)	2000 00
	"	"	E. Williams	1600 00
	"	"	J. Quigley	2800 00
	"	"	G. W. Phelps	3788 00
	9	"	Jno Gates	3200 00
	"	"	L. Dugal—Pre-emption Filings	930 00
	"	"	D. Barnes	1269 80
	"	"	J. B. Moffat Jr	1200 00
	13	"	Jno Evans, Trustee	31058 58
	"	"	D. Witter, Legal Services	91 00
	20	"	" " " "	34 40
	"	"	H. B. Tuttle " "	284 50
	"	"	D. H. Williams	2000 00
	"	"	" " " (McLaughlin)	80 00
	"	"	W. R. Williams	2000 00
	"	"	A. J. Williams	720 00
	29	"	F. Moyer, Recording Deeds	53 75
				$55110 03

May	10	Paid C. D. Farwell	960 00
	23	" J. C. Higley	1600 00
			$ 2560 00
June	15	" D. Witter—Homestead fees	44 00
	28	" W. B Plato—Recording Deeds	8 65
			$ 52 65
April	12	Bartels, Bartels & Remick	$ 4160 00
July	20	Pre Emption Filings	308 57
	30	Homestead Fees	16 00
			$ 324 57
Aug	29	G. W. Phelps—	400 00
	"	Field and Wheeler	2000 00
			$2400 00
Sept	9	Higley Services	$ 25 00
Oct	11	Land Fees	$ 9 30
Nov.	11	" "	$ 19 40
Dec	30	Land Tax	$ 654 12
[p. 80]			
1871			
April	5	D P R & T C	128 50
[p. 87] [1870]		Town Improvements	
April	20	G. Tritch Survey	2 75
	29	F. Dubois "	26 00
	"	A. B. Saleman "	67 00
	30	J. F. Sanborn "	7 50
	"	George Perkins "	16 00
	"	George Swan "	3 00
	"	L. Whipple "	2 50
	"	C. Emerson "	8 75
	"	C. E. Dean "	70 00
			$ 203 50

May	2	H. Chamberlain "	2 00
	"	C. A. Dean	102 50
	6	J. W. Benson	7 00
	7	Wm McAllister	16 58
	"	George Swan	3 75
	"	J. W. Benson	6 00
	9	Thayer—Field Notes—	5 50
	16	H. S. Webster	5 00
	"	F. Lawton Jr	5 00
	21	F. C. Avery	25 00
	"	Avery & Dunning	28 50
	"	Pay Roll of date	140 13
	"	E. S. Nettleton	77 00
	28	" " "	42 00
	"	" " "	84 99
	"	C. E. Dean	5 00
	"	Pay Roll of date	3 00
	6	J. W. Benson, Park Well	30 00
	28	Townsend & Swan, " "	7 00
	"	Wm McAlister—Street Plowing	7 50
	"	L. Whipple	6 12
	30	L. Von Gohren— " "	43 75
	"	Jno Clark—Hotel de Comfort Well.	21 00
			$674 32
June	8	Bishop & Sebra Town Ditch	41 75
	"	T. B. Bishop	8 00
	12	B. S. La Grange, Oak St Ditch	7 50
		Carried over	$57 25
[p. 88]			
June	15	Amt brought over	57 25
	"	J. F. Sanborn	5 00
	"	A. J. Wilbur & Assistants—Town Ditch	292 54
	"	L. Whipple	11 00
	"	Eli Hall	15 00
	"	Wm McAlister—Street Plowing	3 75

June	15	David Boyd & Assistants	80 62
	"	W. F. Thompson—Lumber town ditch	231 15
	20	E. T. Nichols— " " "	56 32
	"	W. H. McDonald Survey Oak St "	12 00
	"	H. Sayers work on flume	11 25
	"	James Orr Plowing Streets	21 90
	"	L. Whipple & Assts—on flume	165 14
	"	D. Boyd & " Town Ditch	276 12
	"	M. McCarty Oak St "	3 75
	"	E. Crossman	8 75
	"	B. S. La Grange	335 37
			$ 1637 25
July	2	R. Fisk, Lumber for flume	50 00
	"	D. D. Martin, Town Ditch	3 00
	"	N. M. Hall, " "	10 00
	"	Eli Hall & Assts	70 00
	"	W. F. Thompson Lumber for Flumes	363 56
	"	W. L. Weed "	5 25
	"	D. Boyd & Assts	310 12
	25	J. Inman—Bridge Building	53 99
	"	D. Boyd—Town Ditch	98 81
	"	J. M. Colburn, Work on trees	23 62
	"	N. M. Hall, " " "	4 00
	"	D. P. R. R. Lumber & Freight for ditch	67 30
	2	J. M. Labar—Island Bridge	78 00
	"	T. D. Bishop—Use of Plow & Scrapers	20 00
			$ 1157 65
Aug	8	S. D. Martin—Hauling Trees	1 00
	15	O. Eaton Park Survey	125 30
	18	G. H. Elliott Town Bridges	8 50
			$ 134 80

[p. 89]

Sept	20	To F. Moyer—Recording Town Plat	31 95
1871			
April	29	" H. C. Watson Engineers Asst.	2 25
"	"	" Wm Inman " "	2 25
"	"	" E. S. Nettleton survey	77.75
"	"	" John S. Titcomb	25 00
May	4	" F. C. Avery maps &c	33 00
"	16	" E. S. Nettleton Engineer	24 50
June	12	" " " " "	49 00
"	15	" F. C. Avery "	130 00
"	"	" J. S. Titcomb "	7 50
"	22	" F. C. Avery "	41 32
July	14	" Thos B. Inman " asst	2.25
"	"	" J. S. Titcomb Engineer	5.00
"	20	" F. C. Avery Survey & map	66.50

[p. 101] General Expense.

1870			
January	18	Printing	18 46
	"	Traveling Expenses of Executive Comm	41 99
	24	Expense of Trip to Washington	28 00
	31	" " Locating Committee	400 00
			$ 458 45
Febry	18	Printing &c	$ 50 00
March	17	Traveling Expenses Ex Committee	42 00
	"	Printing	17 50
	"	Help to Secretary	15 50
	28	Expenses Locating Committee	500 00
			$ 575 00

April	13	Check Book	2 00
	20	Hotel Bill at Denver	37 50
	"	Sundries per Cameron's Bill	44 19
	23	Thorn's Hotel Bill	42 86
	25	N. C. M—Cash	2 65
	"	" " " "	40 00
	"	Blank Book	1 00
	"	Sundries pr West's Bill	41 40
	"	Telegraphing	3 61
	30	A. Z. Soloman	42 00
	13	Carriage Horse	250 00
	"	Saddle Horse	150 00
	20	Tent	5 00
	"	Wagon	130 00
	25	Lumber for Barracks	110 40
	26	Moving Office Building	40 00
	30	Work on Barracks. Sundry Bills	39 00
			$ 981 61
May	2	Lumber & Work on Barracks	112 60
	12	C. H. Chappell—Three Tents	144 00
	"	Hotel de Comfort	1050 00
	17	Freight on " " "	75 00
	18	" balance " " "	125 00
	21	Pay Roll—Work " " "	91 75
	"	Water closet &c	5 25
		Amount carried over	$ 1603 60
[p. 102]			
May	21	Amount brought over	$ 1603 60
	28	Work on Hotel de Comfort	105 00
	"	T. A. Kent's Bill of Coal	110 25
	"	L. Whipple—Putting up Tents—	1 75
	30	W. F. Thompson. Lumber for H de C.	9 42
	31	Freight on Tents and Coal	18 03
	12	Circulars and Expenses	187 46
	"	Drawing Deed	14 50

May	12	Adv in Tribune	75 00
	31	Expenses Locating Comm	150 00
	2	Thorn's Hotel Bill	42 28
	"	E. B. Lewis	12 00
	6	Thorn's Hotel Bill	13 00
	"	E. P. House—Hay	5 00
	7	J. W. Benson	15 50
	17	Stamps & Lock	2 60
	18	Care of Horses	8 00
	"	Printing	42 00
	"	" & Expense	35 00
	21	J. W. Benson	28 00
	26	H. Clark—Care of Horses—	3 00
	28	Postage Stamps	4 00
	"	Sundries	4 50
			$ 2489 89
June	3	Stationery & Sundries	3 45
	9	Sundries	4 65
	"	Telegram	1 50
	11	Discount on Draft	5 00
	15	L. Whipple	6 69
	"	A. B. Saloman	48 23
	"	G. W. Perkins	5 62
	"	R. C. Kinneson—Hauling Hay—	6 50
	"	E. C. Monk oats &c	12 92
	17	Express on Colony Book	5 25
	23	Oil paper for copy "	1 00
	25	Hay and Hauling	18 00
	2	Hauling hay	1 50
		Amt carried up	$ 120 31

[p. 103]

June	2	Amt brought forward	120 31
	4	M. S. Taylor—(School Acct)	00 00
	11	Coil of Rope	16 30
	"	L. S. Allen—Hotel de Comfort	18 53

June	15	L. Whipple—Hotel de Comfort	19 30
	"	Woodworth & Haddix— " " "	42 58
	"	Russell Fisk	15 58
	"	W. F. Thompson, H de C.	25 47
	20	James Inman, " " "	10 50
	"	Geo Swan Putting up tents	1 75
	25	Long & Alphonse Bunks	28 60
	"	Russell Fisk	21 37
			$ 320 29
July	1	Discount on Draft	2 50
	"	Postage Stamps	5 00
	2	Monk & Jones—Oats &c	10 19
	"	Telegrams (H.G.)	11 50
	"	O. Plumb Oats &c	4 30
	"	L. Von Gohren Hay	4 00
	25	George Hanna "	23 00
	"	Woodworth & Haddix—Hardware	16 24
	"	Long and Alphonse—Lumber Bills—	82 07
	"	Monk & Jones—Sundries	49 16
	"	Herding Stock	45 00
	"	W. L. Weed—office work—	8 12
	"	Telegrams	4 15
	"	Stamps	3 00
	"	R. Burchill—Glazing	4 80
	25	O. Plumb—oats	23 74
	"	E Rea. Blacksmith work	2 00
	9	Mending Tents	3 37
	25	Plotting maps	20 00
	20	R. Fisk Ex Ex Comm	36 50
	28	W. F. Thompson—Lumber	32 24
	29	James & Butler—Deeds—	15 17
	"	Seal & Press	10 00
	"	Fezer's Horse Bill	3 50
			$ 419 95

[p. 104]			Cr
July	9	Cash from N. C. M.	47 65
	“	Wagon & Harness sold	116 00
	11	Cash for boxes	5 95
	22	“ “ sundries	10 50
	“	“ Discount returned	5 00
	“	“ “ “	2 50
	“	“ Filing returned	3 00
	“	“ “ Rogerson	16 00
			$ 206 60
August	15	Cash for Colony Horse	155 00
	“	“ “ tents	50 75
	“	“ “ one Bench	3 37
			$ 209 12
May	5	Papers sold	50
	12	Tent Poles	1 25
	“	Cash from N. Paul	2 35
	24	“ for hay sold	2 00
	25	“ “ Rope, Coal, Lumber	34 83
	30	“ “ Lumber	2 00
			$ 42 93
June	2	“ “ Tree Boxes	12 35
	4	“ “ Coal	18 50
	7	Old Boarding House Sold Benson	162 30
	“	Lumber	16 11
	13	House sold Hanna	60 00
	18	Cash for coal	4 15
	21	Lumber	5 40
			$ 278 81
Sept	5	Hollister & McDivit—4 Scrapers	38 00
Nov	9	J. Max Clark—one Scraper	9 50

[p. 105]

August	7	F. G. Percival—labor	6 30
	22	W. E. Pabor—stationery	39 64
	27	D. P. R. R.	50
	29	George Pyburn Platting & Tracing	30 00
	"	R. Blum—work—	1 50
			$ 77 94
Sept	3	D. P. R. Rd Scrapers	111 00
	5	J. Clark—Work on Well	1 00
	9	F. M. Babcock—Sundries	5 00
	13	D. P. R. W. Scrapers	55 84
	8	J. C. Higley Horse Hire	2 50
	30	O Plumb Oats &c	10 94
	"	Expense R. R. Co to Denver	15 00
			$ 201 28
Oct	21	Herding Stock	213 00
	10	A. H. Root—Dinner to Inspectors election	2 00
	11	Stamps &c	6 13
	26	Greeley Coal Co	13 18
	27	Byers & Daily—Printing	7 20
	28	W. F. Thompson Lumber	3 75
			$ 245 26
Nov	16	W. H. Post—Stationery	20 85
	22	R. A. C. Ex to Chicago	30 50
	"	N. C. M. " " "	43 00
	15	W. H. McDonald. Survey Boulder Road	45 00
	21	E. C. Monk Expense " "	30 00
	30	B. S. Lagrange " " "	20 00
	"	L. Bedell. Work on Flume	1 25
	5	J. C. Higley. Horse Hire H. G.	3 00
	8	L. Whipple—Work—	6 77
	"	J. Beatham Hauling	1 35
	"	J J Dunacan Work	8 00
	14	F. L. Childs Bread	4 00
			$ 213 72

Dec	15	S. F. French office Work	6 15
	18	Flower & Cameron Oil &c	14 40
	17	Stamps	3 00
		Amount carried over	$ 23 53

[p. 106]

1870

Dec	16	Amt brought over	23 53
	17	N. Holmes—Painting Office	6 00
	"	S. Spencer—privy work	7 50
	19	A. Wait Well Rope &c	2 35
	21	Bell	91 80
	23	A. J. Wilber—Work on Colony office	15 67
	"	Oscar Eaton— " " " "	16 30
	27	R. Fisk—Coal, Colony "	6 50
			$ 169 65
Dec	31	C. W. Sanborn—Lumber	60 77
	"	T B Bishop—Moving Colony Office	30 00
	"	O Plumb—Sundries	12 80
	"	R. Burchill Glazing Colony Hall	1 00
	"	C W Sanborn Lumber	9 10
	"	H Boettcher Hardware	36 62
			$ 150 29

1871

January	4	Denver Pacific Rail Way. Freight on bell	24 23
"	14	L. Hanna—	27 83
"	"	C. Boettcher	1 55
"	31	M. W. Lansing—Services—	12 40
			$ 66 01
Feby	1	R. A. Cameron. Expense at Denver	4 75
	"	N. Holmes. " " "	4 75
	"	G. W. Perkins chairs	11 75
	"	W E Pabor Stamps &c	34 50

Feby 1	A. J. Wilber Reading Room	4 10
"	J. C. Higley Carriage Hire	3 00
"	C. R. Welsh chairs	4 50
"	M W Lansing. Services—see Jany Acct	00 00
"	L. Whipple Bell Tower	94 57
15	E W & B. Stamps &c	89 00
"	W. H Post Stationery	13 20
"	J. S. Titcomb Bridge Survey	2 00
		$ 216 12

[p. 107]

March 4	J L White (Part Bill)	40 00
"	Wm E Pabor	62 75
"	E. Rea	2 95
"	C W Sanborn	24 35
"	C W Sanborn (Tabernacle)	131 46
"	W M Lansing (Part Bill	10 00
22	Flower & Cameron	92 00
25	R. Burchill—Glazing	1 00
31	F L Childs Tabernacle	7 00
"	L Whipple "	119 37
"	T H Morgan "	48 75
"	E B Annis "	55 62
"	W R Norcross "	59 00
"	L W Condit "	63 00
"	W F Thompson "	147 67
"	H B Tuttle "	15 05
"	C S Brockway "	43 75
"	H Boettcher "	7 74
"	W E Pabor "	125 25
"	C R Welsh Tabernacle	84 10
"	M W Lansing	9 40
		$ 1150 21

April 15	F. C. Avery (Maps &c)	46 00
"	R. A. Cameron (Tabernacle)	28 00
"	Flower & Cameron (Sundries	39 80

April 15		H B Tuttle (Rev Stamps)	10 00
	“	J. C. Higley (Horse Hire)	3 00
“	24 “	L. Whipple &c	18 55
“	27 “	N. C. Meeker Printing & adv.	198 50
“	“ “	N. R. Allen Asst. Sec.	45.00
“	29 “	Hollister & Savage [Gavage?]	76.99
“	“ “	J. H. Foster Sorting Trees &c	6.00
“	“ “	L. W. Condit. Tabernacle	3.00
“	“ “	M. W. Lansing Janitor	40.00
		Amt. forward	514 84

[p. 108]					Dr.
Apl	29	“	Pd	R. Stephens (Tabernacle) Chk 213	30 00
May	4	“	“	W. E. Pabor Services &c	153 90
“	“	“	“	W. H. Post Stationery &c disbursements,	34 65
“	“	“	“	F. L. Childs Examining Applications	1.75
“	13	“	“	W. H. Post Secy	45.00
“	16	“	“	C. W. Sanborn Lumber Coal &c	3 85
“	“	“	“	“ “ “ Tabernacle	38 58
“	“	“	“	Emerson W. & Buckingham	125.00
“	“	“	“	E. W. Gurley Takg Census	20.00
“	25	“	“	N. C. Meeker McDonald suit	84.00
“	25	“	“	“ “ “ Costs “ “	53.70
“	“	“	“	F. B. Hackett Counsel “ “	10.00
“	“	“	“	C. H. Marsh “ “ “	30.00
June	1	“	“	M. W. Lansing Janitor	40.00
“	“	“	“	L. Whipple	6.00
“	“	“	“	W. E. Pabor ackldt—	13.75
“	“	“	“	N. M Boynton Meals	5.00
“	5	“	“	Lot 17 Block Cr	102.50
“	10	“	“	W. H. Post	88.65
“	12	“	“	Chicago Tribune adv. Sale of lots	17.23
“	15	“	“	C. W. Sanborn Wheelbarrows	13.50
“	“	“	“	Geo. Knapp & Co adv sale lands.	10.40
“	21	“	“	C. B. Gipson Locating Agt.	100.00
“	22	“	“	F. L Childs Justice. Constables and witnesses fees in McDonald Suit	25.75

July	13	"	Pd	Judge W. P. Murphy. Whidbies claim	10.00
"	14	"	"	Woodbury & Walker adv. sale of lots	35.00
"	"	"	"	C. H. Marsh Legal services	23.00
"	"	"	"	W. H. Post Sec. & Disbursements	105.00
"	"	"	"	L. Van Gohren Canvassing	7.00
"	"	"	"	M. W. Lansing Janitor June	25.00
"	"	"	"	H. T. West Notary	7.60
"	"	"	"	J. F. Thompson Lumber	7.41
"	"	"	"	W. H. Post returned to I Canfield	4.50
"	19	"	"	N. C. Meeker Printing & adv	130.50
"	"	"	"	Hall Wright & Co Repairs Tabernacle	24.60
"	20	"	"	E. Nye Painting [Tabernacle]	32.50
[p. 109]					Dr.
July	20		Paid.	R. Burchill Glazing Tabernacle	14.20
"	"		"	W. N. Byers Int. Contracts D. P. R.	28.80
	26		"	L. Hanna Auctioneer Sale of Lots	....
"	"		"	F. C. Avery Maps Colony land	21.40
"	"		"	W. N. Byers adv. Sale of land	30.00

[This account continued to August 7, 1872, p. 111]

LEDGER[1]

[p. 1]

Union Colony

1870					
Oct	11	By	Cash	1	2425 76
"	14	"	"	2	7 00
"	25	"	"	3	207 75
Nov	2	"	"	7	252 50
"	7	"	"	10	1637 50

[p. 9]

N. C. Meeker (Pre's)

1870							
January	To	Cash	125 00	Jan	By	Service	125 00
March	"	"	275 00	Mch	"	"	275 00
May	"	"	280 00	May	"	"	280 00
			$680 00				$680 00

---

[1] In the colony safe at Greeley.

R. A. Cameron, Supt.

June To Cash	49 76	June By Services	143 00
July " "	268 24	July " "	175 00
Aug " "	245 00	Aug " "	245 00
	$563 00		$563 00

H. T. West, Secretary.

June To Cash	$265 00	June By Service	265 00
July " "	180 00	July " "	180 00
	$445 00		$445 00

Gerow, Asst Treas

1870			
May To Cash	100 00	Jany By Services	25 00
		Feby " "	25 00
		Mch " "	25 00
		Apl " "	25 00
	100 00		100 00

D. Boyd (Water Commr)

1870			
August To Cash	76 00	August By Services	76 00

[p. 10]

F. M. Babcock, Secretary

1870		Dr			Cr
August	To Cash	81 00	August	By Services	81 00
Septr	" "	81 00	Sept	" "	81 00
October	" "	78 00	Octr	" "	78 00
November	" "	81 00	Novr	" "	81 00
December	" "	78 00	Decr	" "	78 00
		$399 00			$399 00

E. B. Annis, Asst Secy

1870					
December	To Cash	90 00	Decr	By services	90 00

Ralph Meeker (Secy)

1870						
January	To Cash	25 00	January	By	Services	25 00
February	" "	25 00	February	"	"	25 00
March	" "	25 00	Mch	"	"	75 00
April	" "	50 00	Apl	"	"	50 00
May	" "	150 00	May	"	"	100 00
		$275 00				$275 00

[p. 11]

Cash

1870						1870						
Oct	11	To Union Colony	1	2425 76		Oct	11	By C. Emerson Treas	1	2425 76
"	14	" " "	2	7 00		"	14	" " " "	2	7 00
"	25	" " "	3	207 75		"	25	" " " "	4	207 75
Nov	2	" " "	7	252 50		Nov	2	" " " "	7	252 50
"	7	" " "	10	1637 50		"	7	" " " "	10	1637 50

[p. 13]

Cost of Land

1870				
April	To Cash Payments	55110 03	By amt carried down	65315 07
"	" " "	4160 00		
May	" " "	2560 00		
June	" " "	52 65		
July	" " "	324 57		
August	" " "	2400 00		
Septr	" " "	25 00		
October	" " "	9 30		
November	" " "	19 40		
December	" " "	654 12		
		$65315 07		$65315 07

1871

To amt brought down

$ 65315 07

[p. 15] Survey of Outlying Lands

May	Expense	240 00	Brought down	1930 35
June	"	1036 75		
July	"	653 60		
		$1930 35		$1930 35

1871
January To expense brought
down 1930 35

[p. 17]
1870 Town Improvements

April	To Expense		203 50	Expense brought down	
May	"	"	674 32		3807 52
June	"	"	1637 25		
July	"	"	1157 65		
August	"	"	134 80		
1871			$3807 52		$3807 52

To expense brought down
3807 52

[p. 31] Charles Emerson Treas.

1870						1870					
Oct	11	To	Cash	1	2425 76	Oct	11	By	M. Owens	1	241 67
"	14	"	"	2	7 00	"	12	"	S. Spencer	2	108 25
"	25	"	"	4	207 75	"	20	"	Expense	2	44
Nov	2	"	"	7	252 50	"	20	"	F. M. Babcock Secy	3	93 43
"	7	"	"	10	1637 50	"	21	"	Expense	"	31 96
						"	25	"	J. H. Pinkerton	4	75
						"	26	"	J. R. Thacker	"	266 10
						"	27	"	Expense	5	5 75
						"	28	"	"	"	3 75
						"	29	"	"	"	10 94
						"	"	"	"	"	37 41
						"	31	"	"	"	18 85
						Nov	2	"	M. Owens	6	107 06
						"	"	"	Clark Wadlin & Co	"	300 10
						"	"	"	Expense	"	88 00
						"	"	"	F. M. Babcock Secy	7	15
						"	"	"	J. H. Pinkerton	8	979 40
						"	3	"	Expense	"	800 00
						"	"	"	Hollister & McDivitt	"	58 46
						"	"	"	Solon D Martin	9	161 36
						"	"	"	Expense	"	13 18
						"	4	"	"	"	1 35
						"	"	"	"	"	5
						"	"	"	"	10	8 25
						"	5	"	"	"	3

[p. 27]

Michael Owens

1870					1870				
Oct	11	To C. Emerson Treas	1	241 67	Oct	11	By Expense	1	241 67
Nov	2	" " "	6	107 06	Nov	2	" "	6	107 06
Dec	3	" " "		130 56	Dec	3	" "		130 56
Jany	18 71	" "		87 19	Jany	18	" "		67 19

[p. 29]

Expense

1870					1870				
Oct.	11	To M. Owens	1	241 67	Oct	11	By Ditch No 2.	2	241 67
"	12	" S. Spencer	2	108 25	"	12	" " "	2	108 25
"	20	" C. Emerson Treas	2	44	"	25	" " "	4	75 00
"	20	" F. M. Babcock Secy	3	93 43	"	26	" " "	5	286 10
"	21	" C. Emerson Treas	3	31 95	Nov	2	" " "	6	107 06
"	25	" J. H. Pinkerton	4	75	"	"	" " "	"	300 10
"	26	" J. R. Thacker	5	286 10	"	"	" " "	8	979 40
"	27	" C. Emerson Treas	5	5 75	"	3	" " "	9	58 46
"	28	" " " "	5	3 75	"	"	" " "	"	161 36
"	29	" " " "	5	10 94					
"	"	" " " "	5	37 41					
"	31	" " " "	5	18 85					
Nov	2	To M. Owens	6	107 06					
"	"	" Clark Wadlin Co	"	300 10					
"	"	" C. Emerson Treas	"	86					
"	"	" F. M. Babcock Secy	"	15 00					
"	"	" J. H. Pinkerton	8	979 40					
"	"	" C. Emerson Treas	"	800					
"	"	" Hollister & McDivitt	"	58 46					
"	"	" Solon D. Martin	9	161 36					
"	"	" C. Emerson Treas	9	13 18					
"	4	" " " "	"	1 35					
"	"	" " " "	"	9					
"	"	" " " "	10	8 25					
"	5	" " " "	"	3					

Ditch No 3.

[p. 31]

May	To Expense 97	2788 55	By Ex carried down	6,333 92
June	" " "	3365 90		
Aug	" " "	17 00		
Sept	" " "	10 00		
Nov	" " "	38 25		
Dec	" " "	114 22		
		$6333 92		$ 6.333 92

1871

To Expense brought down 6.333 92

[p. 41.] Ditch No 2.

1870					
Oct	11	To Expense	2	241	67
"	12	" "	2	108	25
"	25	" "	4	75	
"	26	" "	5	266	10
Nov	2	" "	6	107	08
"	"	" "	"	300	10
"	"	" "	8	979	40
"	3	" "	9	58	46
"	"	" "	"	161	36

[p. 45] Stephen Spencer

1870				1870			
Oct 12	To C. Emerson Treas	2	108 25	Oct 12	By Expense	2	108 25

[p. 47] J. R. Thacker

1870				1870			
Oct 26	To C. Emerson Treas	4	266 10	Oct 26	By Expense	5	266 10

[p. 49] F. M. Babcock Secy.

1870				1870			
Oct 20	To C. Emerson Treas	3	93 43	Oct 20	By Expense	3	93 43
Nov 2	" " " "	7	15	Nov 2	" "	7	15

[p. 51] J. H. Pinkerton

1870				1870			
Oct 25	To C. Emerson Treas	4	75 00	Oct 25	By Expense	4	75
Nov 2	" " " "	8	979 40	Nov 2	" "	8	979 40

[p. 53] Clark Wadlin & Co

1870				1870			
Nov 2	To C. Emerson Treas	6	300 10	Nov 2	By Expense	6	300 10

[p. 55] Hollister & McDivitt

1870				1870			
Nov 3	To C. Emerson Treas	8	58 46	Nov 3	By Expense	8	58 46

[p. 57] Solon D. Martin

1870				1870			
Nov 3	To C. Emerson Treas	9	161 36	Nov 3	By Expense	9	161 36
Dec 3	" " " "		45 62	Dec 3	" "		45 62
" 10	" " " "		160 75	" "	" "		160 75
Mch 6 1871	" " "		91 92	Mch 6th 71	"		91 92

[p. 71]

General Expense

1870					
January	To Payments	458 45	May	By Cash Sales	42 93
February	" "	50 00	June	" " "	278 81
March	" "	575 00	July	" " "	206 60
April	" "	981 61	August	" " "	209 12
May	" "	2489 89	Septr	" " "	38 00
June	" "	320 29	Novr	" " 784.86	9 50
July	" "	419 95	Decr	Carried down	5568 37
August	" "	77 94			
September	" "	201 28			
October	" "	245 26			
November	" "	213 72			
December	" "	319 94			
		$6353 33			$6353 33
1871					
Brought Down		5568 37			

[p. 75]

Ditch No 2.

1870			
July	To Expense	529 42	By Amt carried down 8.767 34
August	" "	974 18	
Septr	" "	88 10	
October	" "	1588 39	
November	" "	1620 94	
December	" "	3966 31	
		$8767 34	$8767 34
1871			
January	To Expense brought down	8767 34	
To Expense		2900 43	

[p. 79]

Trees

		Dr			Cr
May	To Expense	288 75	June	By Cash	75
June	“ “	1082 85	August	“ “	50 90
July	“ “	119 30			
August	“ “	2 25			
October	“ “	5 75		By Balance carried down	
November	“ “	16 50			1389 50
		$1515 40			$1.515 40
1871					
	To Ex brought down	1.389 50			

[p. 81]

Schools

		Dr			
1870					
June	To Expense	372 82			
July	“ “	25 25			
Octr	“ “	19 25			
Novr	“ “	4 50		By Balance carried down	
Decr	“ “	130 55			552 37
		$552 37			$552 37
1871					
	To Balance brought down	$552 37			

[p. 85]

Town Hall

		Dr			Cr
1870					
June	To Expense	800 00		By Balance carried down	
July	“ “	900 00			2703 49
August	“ “	60 19			
November	“ “	904 35			
December	“ “	38 95			
		$2703 49			$2703 49
1871					
January 1	To Expense brought down	2703 49	January	By Cash	14 00
31	To Expense	30 00			

[p. 87] **Annual Report**

		Dr			Cr
1870					
December	To Expense	944 50	Decr	By Cash receipts	180 00
			"	Balance carried down	764 50
		$ 944 50			944 50
1871					
Jany 1	To Balance brought down	764 50	January	By Cash Receipts	151 75
" 31	To Expense	103 20			

[p. 89] **Main Street Grading**

		Dr		Cr
1870				
July	To Expense	$583 39	By Amt carried down	583 39
1871				
	To Ex carried down	583 39		

[p. 91] **Cemetery**

		Dr			Cr
1870					
Decr	To Expense	20 25	Decr	By amount carried down	20 25
1871					
	To Amt brought down	20 25			

[p. 93] **Ditch No three Fund**

1871

January To deposits 100 00

[p. 95] **Ditch Number Two Fund**

		Dr			Cr
1871					
January	To deposits	3938 75	January	By checks	771 63

STATEMENT OF LANDS SOLD AT AUCTION BY THE UNION COLONY OF COLORADO,[1]

July 10th, 1871

[p. 1]	Eli Hall	
		Cash.
Lot 13 Block 19.	$56.00	
" 9 " 79	162.00	
	$218.00	
10% Cash	21.80	
	$196.20	
Asst enlarging Canal No 3.	5.00	
		$201.20
Educational fund	$196.20	
General "	5.00	
	$201.20	
Receipt No. 521		

[p. 2]	Jane Sarah Cranford	
		Cash.
Lot 3 Blk. 1.	30.00	
" 6 " "	37.00	
" 8 " "	67.00	
" 2 " 2.	25.00	
" 4 " 3	91.00	
" 4 " 19	50.00	
" 5 " "	49.00	
" 6 " "	50.00	
" 7 " "	42.00	
" 10 " "	45.00	
" 11 " "	50.00	

---

[1] On the title page. In the colony safe at Greeley. Though but thirteen pages of this book are reproduced here, the remaining pages add nothing essential to an understanding of the financial methods of the colony.

Lot 12 Blk. 19	53.00	
" 16 " "	76.00	
" 6 " 23	43.00	
" 7 " "	25.00	
" 4 " 32	78.00	
" 1 " 100	51.00	
" 2 " "	45.00	
" 3 " "	38.00	
Amt forward		940.00

[p. 3] Amt forward	$940.	
Lot 5 S E ¼ N E ¼ 5-5-65	167.00	
" 7 N W ¼. S E ¼ 8.5-65	75.00	
	1182.00	
10% Cash	118.20	
	1063.80	
Assts Canal No. 3.	52.50	
Stamps & Acknowledgements	1.75	
Balance due		$1118.05
Educational Fund	643.50	
General Fund	474.55	
	1118.05	

Receipt No. 550	Ira Canfield	Cash
[p. 4]		
Lot 1 Block 22	$57.00	
" 2 " "	50.00	
" 25 " 39	79.00	
" 30 " 42	56.00	
" 20 " 63	80.00	
" 21 " "	80.00	
" 24 " "	130.00	
" 114	160.00	
" 4 " 2	28.00	

Lot 5 Block 2		27.00	
" 4 " 92		236.00	
" 4 " 172		38.00	
" 5 " "		33.00	
W ½ N E ¼ N E ¼	3.5.65.	65.00	20 acres
E ½ N W ¼ N E ¼	" " "	41.00	" "
E ½ S.E ¼ N E ¼	" " "	30.00	" "
E ½ N.E ¼ S E ¼	" " "	70.00	" "
E ½ S E ¼.S E ¼	" " "	100.00	
			1360.00
[p. 5] Amt forward		1360.00	
Lot.4. N W ¼ N W ¼	15-5-65	40.00	
" 3 N E ¼ S E ¼	" " "	56.00	
" 4 " "	" " "	66.00	
" 1 N E ¼ N W ¼	" " "	38.00	5.acres Maud Canfield.
" 2 " "	" " "	40.00	5.acres May Canfield.
" 5 N W ¼ N W ¼	" " "	42.00	5.acres.Elizabeth Canfield.
" 6 " "	" " "	40.00	5.acres.Imogene Canfield.
" 7 " "	" " "	40.00	5 acres.Isaac Canfield.
		1722.00	
10% Cash		172.20	
		1549.80	
Asst. Canal No 3		75.00	
Stamps & Acknowledgts'		4.75	
Balance due			$1629.55
Educational fund		$528.30	
General "		1101.25	
		1629.55	

Receipt No. 502.

[p.6]	Alexander Boyd	Cash
Lot 4 Block 1.	$49.00	
" 1 " 43	134.00	
"16 " 3	60.00	
S W ¼. N E ¼ 1. 5. 65.	145.00	
	$388.00	
10% Cash	38.80	
	$349.20	
Assesst. Canal No. 3	7.50	
Stamps & acknowledgts	.75	
Balance due		$357.45
Educational fund	$174.60	
General "	182.85	
	$357.45	
Receipt No. 503.		
[p. 7]	Dixon Stansbury.	1/3 Cash.
Lot. 5. Block 1.		$50.00
1/3 Cash	$16.67	
Assesst Canal No. 3	2.50	
Stamps & acknowledt's	1.10	
First payment	$20.27	
Note No. 33 due Jan 15/73	$16.66	
" " 34 " " 15/73	16.67	
General fund	20.27	
Receipt No. 544.		

[p. 8]	Chas. B. Ramsdell	Cash.
Lot. 18 Block 2.	$40.00	
“ 14 “ “	40.00	
“ 8 N ½ N.E ¼ 5.5-65	82.00	
“ 4 “ “ “ “ “	86.00	
	$248.00	
10% Cash	24.80	
	$223.20	
Assesst Canal No. 3	5.00	
Bal. due		$228.20
Educational fd.	72.00	
General “	156.20	
	228.20	
Receipt No. 517.		

[p. 9]	S. F. French.	1/3. Cash
Lot 1. Block 2	$32.00	
1/3 Cash	$10.67	
Assesst Canal No. 3	2.50	
Stamp & ack’l’d’ts.	1.15	
First payment	$14.32	
General Fund $3.65 Ed. Fd.	$10.67	
Note No. 41 due Jan 15/72	$10.67	
“ “ 42 “ “ 15/73	10.66	
Receipt No. 535	14.32	
“ “ 583 10.67 32	10.99	

[p. 10]	W. B. Woodruff.	1/3 Cash.
Lot 5 Block 3.		$52.00
1/3 Cash	$17.34	
Assesst. Canal No. 3	2.50	
Stamps & ackn’dgts.	1.10	
First payment,	$20.94	

General fund (1st payt.)			$20.94
Note No. 21 due Jan 15/72			$17.33
“ “ 22 “ “ 15/73			17.33
Receipt No 525.			20.94
“ “ 584	17.33	52	17.85

[p. 11] W. J. Roberts. 1/3. Cash.

Lot. 6, Block 16. $157.00

1/3 Cash	$52.34
Asst. Canal No. 3	2.50
Stamps & ackdts	1.10
First payment—	$55.94
General fund	$55.94
Note No. 37 due Jan. 15/72	$52.33
“ “ 38 “ “ 15/73	$52.33
Receipt No. 538.	

[p. 12] W. H. Garland ½. Cash.

Lot. 1 Blk 19	71.00
“ 2 “ “	58.00
“ 15 “ “	60.00
“ 26 “ 39	69.00
“ 27 “ “	50.00
“ 18 “ 62	77.00
“ 19 “ “	80.00
“ 15 “ 2	45.00
“ 2 “ 173	29.00
“ 3 “ “	26.00
“ 4 “ “	35.00
“ 4 “ 100	42.00
“ 5. N ½ N E ¼ 5.5.65	162.00
“ 3 N E ¼ N W ¼ 15-5-65	45.00
“ 4 “ “ “ “ “	46.00
Amt. forward.	$895.00

[p. 13] Amt. forward		$895.00
½ Cash	$447.50	
Assessts. Canal No. 3.lots	30.00	
" " " 5 a lots	15.00	
Stamps & Ackts.	2.25	
First payment	$494.75	
Educational fund	$276.	
General "	218.75	
	$494.75	
Note No. 45 due Jan. 15/73	447.50	
Receipt No. 547.		

CIRCULARS

CONSTITUTION AND BY-LAWS[1]
OF THE
UNION COLONY, No. 1,
ORGANIZED IN NEW YORK, December 23, 1869.

OFFICERS:

N. C. MEEKER, *President*. GEN. R. A. CAMERON, *Vice-President*
HORACE GREELEY, *Treasurer*. RALPH MEEKER, *Secretary*.

EXECUTIVE COMMITTEE:

N. C. MEEKER. GEN. R. A. CAMERON.
RICHMOND FISK, Hoosick Falls, N. Y.
NATHANIEL PAUL, Wakefield, N. H.
ARTHUR MURPHY, No. 157 Adams Street, Brooklyn.
C. O. POOLE, No. 125 East 17th St., N. Y.
GEN. GEORGE P. SHELTON, Seymour, Conn.

LOCATING COMMITTEE:

N. C. MEEKER. W. C. FISK, Toledo, Ohio.
GEN. R. A. CAMERON, Elmira, N. Y.

AUDITING COMMITTEE:

RICHMOND FISK. C. O. POOLE.

The object of the above-named Colony shall be to settle on Government or other cheap land in the West, to the end that men may engage in various industries and pursuits, and that they may have homes of their own, and that schools and churches may be convenient.

---

[1] A printed circular. Loaned to the editor by Mr. Henry T. West. This is the first constitution of the colony and was adopted in New York.

ARTICLE I. The officers shall be a President, Vice-President, Treasurer and Executive Committee, appointed by the Colony in session, and a Committee of Location, an Auditing Committee and a Secretary, appointed by the Executive Committee. The duties of the various officers shall be the same as belong to other organized bodies.

ART. II. The Secretary shall receive such compensation as the Executive Committee shall hereafter provide, and the Auditing Committee shall examine the accounts and report monthly to the Colony.

ART III. The Locating Committee shall select, with their best judgment, a location suitable for the settlement of the Colony.

ART. IV. The President shall represent the Colony, and always act under its direction, when practicable, and shall report his actions at each meeting of the Executive Committee.

ART. V. Terms of office are to continue until successors are appointed, unless removals are required on account of incompetence or misconduct; and during the interim of Colony meetings, removals may be made by the Executive Committee.

ART. VI. The Executive Committee shall make such rules and regulations, and inaugurate such measures as shall result in attaining, in the best manner, the object for which the Colony is organized.

ART. VII. Persons wishing to become members, must be temperance men, and of good moral character, and they must pay an initiation fee of $5 to the Treasurer; also pay to the Treasurer, Hon. Horace Greeley, Tribune Office, New York, $150, on or before the 1st of March, 1870.

ART. VIII. When the Locating Committee shall have found a suitable locality for the Colony, they shall report the same to the Executive Committee, who shall order the Treasurer to purchase the same with funds on hand belonging to the members, and take a deed for the land in trust for the Colony. Afterward the Treasurer shall deed designated parcels of land to the several members, as the Executive Committee shall direct, and such deeds shall be executed whenever a member in good faith enters upon his land, particularly village property, to make improvements agreeably to the object for which the Colony is established. If members neglect to make such improvements within one year, no deed shall be given, and the amount paid in shall be refunded with seven per cent. interest, and the land shall be deeded to such a one as shall make the improvements, with the approval of the Executive Committee.

ART. IX. After the land shall be vested with the Treasurer in trust, the Executive Committee shall proceed to lay out four quarter sections, or 640 acres, located centrally, or most conveniently, into blocks of ten acres each, and these shall be divided into lots from half an acre to one acre and a quarter each, for residences and to form a village, but a portion of the lots may be from three to five acres each. In the centre, or conveniently, a plaza or square of ten acres shall be laid out for the business portion of the town, and grounds shall be reserved for a park, not exceeding fifty acres.

ART. X. The lots so laid out shall be sold to the various members, ranging from $25 to $50 each, and the proceeds therefrom shall be devoted to the building of a school-house and a town-hall, and to the establishment of a reading-room and library, free to all members, and to other necessary improvements for the common welfare. Lots are to be held in reserve for sale at advanced prices to such as may wish to join after the Colony lands are occupied.

ART. XI. The land adjoining the town plot may be divided into lots of 5, 10, 40 or 80 acres, according to their distance from the town centre, and deeded to the members as they may choose; and additional lots at greater distances may also be selected by them, so that the aggregate value may be equal to the value of a quarter section on the outer line of the Colonial property, of which members may have, each, one undivided quarter section, but no more, with the exception of lots in the village of one acre and a quarter, one to each, and each member may make his own selection.

ART. XII. Five half-acre lots in the village shall be reserved for church purposes, which shall be free to such denominations of Christians as may choose to build thereon.

ART. XIII. The object of this Colony being as above stated, no member can be permitted to disconnect himself from the village or town organization, by erecting his dwelling on his outlying land, to be relieved from his share of the expenses necessary for establishing schools and general improvements; nor can any member own a town lot, unless in good faith he build thereon. But nothing herein shall prevent a member from residing on his farming land, should he so choose; nor shall religious tests of any kind be required as a condition of membership.

NOTICE OF THE LOCATION OF THE COLONY.

[1]N. C. MEEKER,
President.
GEN. R. A. CAMERON,
Vice-President.
HORACE GREELEY,
Treasurer.

Union Colony, No. 1.
Tribune Office,
New York, April 12, 1870.

M........................

Dear Sir:

After many difficulties the locating committee have succeeded in purchasing 70,000 acres of Railroad and Government Land on the Cache-a-la-Poudre River, in Colorado, half way between Cheyenne and Denver City. The Denver Pacific Railway runs directly through the tract, and the junction of the Cache-a-la-Poudre and Platte Rivers is not far distant.

The Cache-a-la-Poudre comes down from the Rocky Mountains clear as crystal, and with little labor ice-cold water can be brought into the house of every family, for there is sufficient head to force it up to the highest building. The cost of irrigation will be much less than was anticipated. There is abundance of water power for all mechanical purposes.

It is on the banks of this beautiful river that the town of Greeley is now being laid out.

---

[1] A printed circular. A copy is preserved by the Union Colony Historical Society in its *Scrap Book*, page 5.

Much difficulty was experienced in buying up the claims of the squatters; but this obstacle has been removed, so that members of the colony can have full control of all the land purchased by the committee, as well as of the station and county seat.

The scenery is grand beyond description, and the land in the immediate vicinity is unsurpassed for agricultural purposes. To the south and east, as far as the eye can reach, the magnificent landscape seems to rise and fall like the waves of the sea. From the base of the mountains the plain gradually slopes to the eastward, which accounts in part for the mild winters of this region. Thousands of feet above this garden spot the sky is filled with rocky cliffs and snowy peaks, yet the prairie itself is three thousand feet above the level of the sea. The climate is said to be peculiarly favorable for persons troubled with weak lungs.

The Committee have not reported at this date, but the above facts are given in letters written by the President. General R. A. Cameron, and Mr. H. T. West and others, will be on the ground to receive members and assist them in procuring supplies, making settlement, etc. The President expects to move out with his family during the summer. About two-thirds of the members will go this spring.

All goods must be packed with great care in boxes, bales and trunks. As a rule take only what is necessary. Every article of furniture can be purchased on the ground at Chicago wholesale rates, with freight added, which is much cheaper than shipping from the East. Provisions are plentiful in Colorado, and the prices are about the same as in the States. Coal is abundant, and it may be burned in an ordinary coal stove. Timber will be brought down the rivers in large quantities.

Oxen are from $100 to $120 per yoke; horses from $50 to $250; the best are considered dear; cows, $50. Blooded stock must be obtained from the States this summer. Preparations are to be completed so that gardens can be made this year, *and members should bring seeds,* strawberry and other plants, etc., etc. Hired girls are very scarce and wages high.

Fruit trees can be supplied to members at wholesale prices if they will furnish cash. Those who want to send money for fruit trees or shrubbery may direct to N. C. Meeker or General Cameron, Greeley, Weld County, Colorado, giving directions as to principal varieties, but they must be on hand in season to plant for themselves.

Lumber is $40 per thousand, but will undoubtedly be cheaper, for gravel and sand are abundant, and these will largely be used in building concrete houses.

The following list of necessary articles will assist members in packing up: Clothing and bedding, first-class crockery or queensware, valuable bureaus, well packed with fabrics, and securely boxed and strapped. Good clocks and watches, all kinds of light articles such as brushes, fancy boxes, small musical instruments, children's toys, choice books and magazines, shoes, maps (if good ones), dried fruits of all kinds, small pictures, photographs, lockets, etc., cutlery, castors and cruets, pens, paper (plenty of it), envelopes.

Extra supply of bandages and flannels, needles, combs, patterns of all kinds, fine tools, window curtains, thread, yarns, jewsharps for the boys, etc. In moving to the far West, people often leave articles which seem insignificant at the time, but afterward they regret that they did not bring them. Timber suitable for axe and hammer handles and cuttings, should be taken. Many will provide themselves with tents. This is not strictly necessary, however, except where the families are large and unused to Western life. The season will be mild, and we expect to have houses built in a short time after the colonists begin to arrive. Those who are able to purchase revolvers and repeating rifles of good patterns, should do so and take them along. The railroad lands were purchased on very favorable terms of the National Land Company, agents for the Denver Pacific R. W. Co., and they have charge of colony business connected with passenger and freight transportation. The arrangements for carrying passengers were delayed, because the ticket of all agents of the United States were to meet and change the rates for the spring traffic. The convention of freight agents has just been held in this city, and it is expected that freights will be reduced considerably. Hence it is policy to delay as long as possible, to give the colony the full benefit of whatever reduction may be effected on the regular rates, in addition to the special reductions which are being made. Tickets from New York to Greeley are about $60 each. Children under twelve, half fare; those under five, free. It is necessary to know the ages of all who are going, so as to properly fill out the tickets which have been printed. The President of the Land Company will forward the necessary blanks in two days, which must be filled up and forwarded immediately to Col. John S. Loomis, President National Land Company, No. 2, Astor House, New York. On receiving these blanks, he will promptly notify each member of the route he is to take, and he will give him or her full directions about traveling.

The freight arrangements will probably be completed by the 15th of April. Col. Loomis will have agents at Chicago, St. Louis, Omaha and other places of transfer, to see that the members are properly cared for and that they lose none of their baggage. Those leaving the same town or county had better journey together and send their freight by special car, which will be provided. All who can, should take servant girls and other hired help. Persons going as members of families are carried at the same prices as the others.

RALPH MEEKER,
Secretary,
Tribune Office, New York City.

INFORMATION FOR COLONISTS.

[1] John S. Loomis, *President*,
No. 2 Astor House, New York.

Chas. B. Lamborn, *Sec'y and Treasurer*.
Cor. Fifth and Elm Streets, St. Louis.

Wm. N. Byers, *General Manager for Colorado*,
Denver.

---

[1] A printed circular, preserved in the Union Colony Historical Society's *Scrap Book*, p. 6.

Wm. E. Webb, *General Manager,*
Topeka, Kansas.

C. N. Pratt, *General Agent,*
111 Dearborn St., Chicago.

OFFICE OF THE
NATIONAL LAND COMPANY.
No. 2 Astor House,

New York, April 14th, 1870.

Mr............................

Dear Sir: The National Land Company having negotiated sale of lands to the Union Colony, and engaged with your Executive Committee to take charge of all business connected with transportation of its families and goods to the lands, would respectfully request you to fill up carefully the proper answers to the accompanying questions, and return same at once—which will enable us, in the most direct and expeditious way, to advise you of route to be traveled, the cost of tickets and freight, and other essential information for your guidance, and which is requisite to enable us to meet the wants of your people.

Members taking passage at New York, and perhaps at Albany, Boston, and other prominent points, will be allowed to take 200 pounds of Baggage as far as Omaha *free,* for each *full* ticket. Further information will be communicated on this subject soon.

From Omaha to end of the journey, each full ticket will entitle holder to take free 100 pounds of baggage. For all over 100 pounds, we have arranged to have forwarded by the next regular freight train, at reasonable cost; and this part of the baggage will be delivered in twelve to twenty hours later than that taken by passenger trains.

Baggage must be so packed as to have within 100 pounds articles most needed, to check by the same train passengers go by on Union Pacific Railroad from Omaha. All baggage will be checked through to Omaha, as the U. P. R. R. Co. do not allow Eastern Roads to check over their line. Very reasonable accommodations, and promptness in matter of re-checking baggage, will be afforded by the U. P. R. R. Co. at Omaha.

Agents will be stationed at Cleveland, Chicago, Omaha and Cheyenne, to advise and care for members, and facilitate easy transaction of their business. Meals will be provided at reduced rates at stopping points on the line. At Omaha there will be a change of cars, and a few hours, or one night, for rest. It has been arranged for members to be comfortably accommodated at the "Wyoming House", Omaha, and at the "Railroad House," Cheyenne.

Children under five years will be transported free; between five and twelve, half price; all persons above twelve years of age, full fare.

It is designed, if possible, to have members of the Colony concentrate at common points on certain dates, and have them transported in special cars; but this is not necessary. Colonists moving individually will have transportation furnished at same rates. When the Circular is answered by all the members, it can be seen what number could be ready at same dates; and if practicable, we will arrange to have members who can conveniently concentrate at New York, start by trains leaving here on April 25th, May 1st, May 7th, May 15th, or at such other dates as will be found best.

Freight Rates per hundred pounds and car-load, and for First and Second-Class Passage, will be sent each member on Saturday or Monday next.

There is sent herewith to each member of the Colony a copy of our paper, the "Star of Empire", which contains information which may be found useful. It is proper to add that the mission of the National Land Company is to promote the increase of traffic on our Pacific Railways by the economical transportation of actual settlers to their land.

JOHN S. LOOMIS,
President.

CIRCULAR.[1]

BY THE UNION COLONY OF COLORADO.

Greeley, Aug. 16th, 1871.

The Union Colony of Colorado having now disposed of most of its Lands to actual settlers, hereby gives notice to all inquirers, that the remainder of its Lots and Lands will be disposed of at appraised value, without requiring improvements as a condition for deeds. Hence, no certificates to new members will, after this date be issued; and those holding certificates upon which deeds have not been granted, are hereby notified that the condition of improvements will be commuted, in all cases where the holders prefer to pay $50 in lieu thereof.

All persons of industrious and temperate habits, seeking new homes, are cordially invited to come and cast their lot with us. To all such we offer the inducements of good Schools, good society, the examples of temperance, refinement and thrift, together with a delightful and healthful climate, beautiful scenery, a fertile soil, and remunerative prices for labor and all its products.

Lands under our Canals may yet be purchased, both from the Colony and individuals, at low prices, considering the present and prospective advantages which they offer.

W. H. POST, Sec'y.

---

[1] A printed circular found in Record Book No. 3, p. 21.

LISTS OF MEMBERS

MEMBERS OF THE COLONY, APRIL, 1870.

UNION COLONY, No. 1.[1]

List of Members who have paid to the Treasurer $155.

N. C. Meeker, President. Gen. R. A. Cameron, Vice-President
Horace Greeley, Treasurer.

Alcoke, R. S	91 Schermerhorn St., B'klyn.
Armstrong, J. J	Calais, Me.
Adams, George	Oldham, N. H.
Ambrose, E. F	Dexter, Me.
Anderson, J. C	157 Middle Alley, Alleghany City, Pa.
Adams, E. D	Cedar Falls, Iowa.
Abbey, R. P	Hollisterville, Pa.
Andrews, W. J	Washington, Pa.
Ayer, Willington	Charlotte, Me.
Abbott, E. H	Lockport, Ill.
Avery, Egbert	Taber, Iowa.
Atkinson, James	Box 490, Waltham, Mass.
Atkinson, Sharon	" " " "
Annis, Emma	Hoyt, Little Valley, N. Y.
Alphonse, E. C	Box 204, St. Joseph, Mich.
Atkinson, Thos.	Fall River, Mass.
Adams, R.	Redfield, N. Y.
Avery, F. E	Ledyard, N. Y.
Atkinson, E.	Box 490, Waltham, Mass.
Alcoke, R. H	Brooklyn, N. Y.
Atwood, J. G	125 E. 17th St., N. Y.

---

[1] A printed circular sent out from New York by the colony management. The original from which this copy has been reprinted was kindly loaned me by Mr. Henry T. West.

Brandigee, Chas.	134 Pearl St., Room 8, N. Y.
Barstow, Jr., H.	Mattapoissett, Mass.
Billings, G. N.	East Gains, N. Y.
Birdall, S. H.	Titusville, Pa.
Brown, T.	Haydenville, Mass.
Bramer, Mrs. C. K.	Liverpool, N. Y.
Balcombe, R.	Rome, N. Y.
Briggs, E. B.	Centre Lisle, N. Y.
Bassett, Beach	Meadville, Pa.
Barues, C. T.	“
Briggs, C. H.	Centre Lisle, N. Y.
Brakeman, Ed.	Geneva, O.
Briggs, A. R.	Centre Lisle, N. Y.
Brown, Rev. S M.	Box 56, Loda, Ill.
Beckwith, Chas. E.	Troy, N. Y.
Bythway, Thos.	San Francisco, Cal.
Bythway, M.	Padonia, Kan.
Barclay, J. B.	Brownsville, Pa.
Baille, Jno.	Box 40, Pittsburg, Pa
Baker, E. L.	New London, Conn.
Barker, J. F.	Sharon, Pa.
Barker, S. F.	“
Buckingham, C.	Van Wert, Ohio.
Bardill, C.	Vandalia, Ill
Burr, G. W.	Wallaceville, Pa.
Bingham, D. L.	Manchester, Mass.
Barter, A.	Richmond, Ind.
Brownell, Mrs. Dora A.	Dowagiac, Mich.
Baker, L. D.	New London Conn.
Boyd, D.	Lake Ridge, Michigan.
Billings, J. E.	Oshkosh, Wis.
Brooks, Athmel	Baconsburg, O.
Baldwin, B. F.	St. Catherine, Mo.
Bedell, L.	Trenton, Ill.
Benson, Thos.	Thompson, Conn.
Boyes, Wm. H.	Phelps, N. Y.
Boyes, Aaron	“
Boyes, Wm.	“

Burchill, R. A.	Davenport, Iowa.
Buffham, J.	Racine, Wis.
Bill, E. L.	Spencer, W. Va.
Baby, Wm. L.	452 Jackson St., Milwaukee, Wis.
Bennett, P. M. & Co.	Bennettsville, N. Y.
Blodgett, S.	Union, Neb.
Bristol, L.	Providence, Pa.
Banta, J. W.	Benton, Ind.
Blodgett, J. S.	West Plymouth, N. H.
Bouton, E. D.	Penn Yan, N. Y.
Brockway, C. S.	Ripon, Wis.
Brownell, J. E.	Cambridge Centre, N. Y.
Brooks, M.	Newbury, Ohio
Brown, A.	Columbus, Ohio
Barnum, P. T.	438 Fifth Avenue, N. Y.
Connor, D.	New London, Conn.
Coon, M.	Bridgeport, Conn.
Cooper, J. G.	Tribune Office, N. Y.
Cooley, N. C.	Wyoming, Del.
Clark, J.	Indian Falls, N. Y.
Cameron, R. A.	Elmira, N. Y.
Carey, J. R.	Indianola, Iowa.
Childs, F. L.	So. Shaftsbury, Vt.
Charter, H.	Wallingford, Conn.
Cherry, S. A. Mrs.	Marysville, Ohio.
Coursen, G. H.	Emporium, Pa.
Carlton, D. H.	Zumbrota, Minn.
Culver, P. A.	Orange, Pa.
Cobb, J.	Newman, Kan.
Coker, W. H.	New Iberia, La.
Chase, M. H.	King's Ferry, N. Y.
Colby W. M.	Little Rock, Ark.
Conant, L.	Geneva, Ill.
Colburn, J. M.	Iowa City, Iowa.
Chapman, C. D.	Jamaica, L. I.
Clark, T. J.	Geneva, Ill.
Dunham, J L.	Southington, Conn.
Dunham, E. L.	"

Denmeade, J. C	Mount Vernon, NY.
Davidson, J.	Westville, Conn.
Draper, G. T	Beloit, Wis.
Dickinson, F.	Geneva, Ohio.
F. G Day	Titusville, Pa.
Doudes, A.	Canton, O.
Dunridge, Jas.	56 E. Hud. St., Buffalo, N Y.
Dan, H. M.	Ashby, O.
Dane, W. B	Montana, Iowa.
Davis, Leroy	Greene, N. Y.
Day, S. A	Glyndon, Pa.
Driver, James A	Camden, O.
Driver, A. M	"
Dunham, S. C	New Britain, Conn.
Dreghorn, James	Ashton, R. I.
Darling, W. M	Mill, Fayette Co., Iowa.
Desmond, J.	Manchester, Mass.
De Vine, C. W	New Haven, Conn.
E. L.	Repeat'g Arms Co., Bridgeport, Conn.
Emerson, C.	Van Wert, Ohio
Eller, M.	Draycut, Mass.
Eaton, Daniel	Urbana, Ohio
Eaton, G. W	Ridgway, Mich.
Eaton, J. B	Benton Ridge, O.
Eaton, Almon	"
Engle, P.	Ann Arbor, Mich.
Engle, A.	Benton Ridge, O
Eacker, Jno.	Mount Carroll, Ill.
Embick, D.	"
Eaton, O.	Ridgway, Mich.
Ellis, Wm.	Wilmingtou, Del.
Fisk, Richmond	Hoosick Falls, N. Y.
French, S. F	22 W. 9th St. N. Y.
Foot, Jr., Wm	Kaolin, Pa.
Foster, J. H.	Phila., Pa.
Fisk, G. W	Hoosick Falls, N. Y.
Fisk, J. M	"
Fielder, R. C	West Troy, N. Y.

Forward, Jos.	Linn Creek, Wis.
Fisher, H. J	Charlotte, Me.
Fear, D.	Belleville, Ill.
Frew, A.	Williams P. O., Ky.
Forsyth, J. W	Yonkers, N Y.
Fari, D. S.	Sparta, Ill.
Field, Amos	Glenham, N. Y.
Flagg, C. R.	Graham, Mass.
Fussell, L.	U. S. S. "Vermont," N. Y. Navy Y'd.
Fussell, E.	Townsend Inlet, N. J.
Frame, W. J.	Limerick Station, Pa.
Fritts, J. W	Rouseville, Pa.
French, M. D	Bennetsville, N. Y.
Fussell, C. L.	Townsend Inlet, N. J.
Galbreth, H.	Albany Iron Works, N. Y.
Graham, S.	E. Attleboro, Mass.
Glenny, A.	Westville, Conn.
Green, J. B.	Quakertown, N. Y.
Gransbury, S. H.	Cannonsville, N. Y.
Greenwood, A. H.	Grafton, Mass.
Green, W. M	Wallaceville, Pa.
Gates, J.	Newcastle, Pa.
Guiney, Mrs. V. R.	Urbana, O.
Gillett, A. S	East Hartford, Conn.
Gilbert, A. J	Baconsburg, O.
Gillett, I. P	Worth, O.
Gorton, Geo.	Racine, Wis.
Gifford, M. V. B.	Lake Pleasanton, Pa.
Grant, Jno.	Ottumwa, Iowa.
Gushee, F. A.	Appleton, Me.
Guilford, S.	Lebanon, Pa.
Hotchkiss, A.	Olean, N. Y.
Hanby, C. F.	Yonkers, N. Y.
Holt, A. D.	Fredonia, N. Y.
Hawk, W. W	Sterling, Pa.
Harris, J. F	Lockport, N. Y.
Hall, W.	Red Creek, N. Y.

Hertig, J. S	Waynesburg, Pa.
Howe, Va.	E. Middleburg, Vt.
Holmes, N.	Berlin, Mich.
Holmes, E. D	“
Holmes, C. N	“
Hall, N. W	Westfield, N. Y.
Hastings, M.	Albion, Iowa.
Holton, W.	Hinsdale, N. H.
Hatfield, P.	Plainwell, Mich.
Hatfield, G. E	“
Hall, Eli	Wales Centre, N. Y.
Hollister, E.	Oneida, Ill.
Haslam, J.	New Iberia, La.
Hurlbut, J. B.	Worth, Iowa.
Hale, R.	Salem, Ohio.
Hopper, W. A	Pleasantville, Pa.
Hilton, R.	Passaic Falls, N. J.
Hotchkiss, R.	Prophetstown, Ill.
Hovey, O. D	Rochester, Minn.
Hanna, L.	New Lisbon, O.
Hanna, Geo.	“
Hanna, C. L.	“
Hanna, F.	“
Hanna, Amanda	“
Hogan, H. L.	West Hickory, Pa.
Hoag, A.	Albion, Mich.
Hover, W. A	Lima, O.
Howe, J.	347 Tenth Avenue, N. Y.
Howe, Mrs. Matilda E.	E. Middlebury, Vt.
Hoag, E.	Albion, Mich.
Higgins, S.	Montana, Iowa.
Humphrey, Chas.	Afton, N. Y.
Henderson, M. P.	Titusville, Pa.
Hawkins, C. P	Ripon, Wis.
Hollister, E.	Morrison, Ill.
Higenbotam, J.	Monroeton, Pa.
Highland, J.	Troy, N. Y.
Harbisin, W. P	Indianola, Iowa

Hartley, J. W	388 Broadway, N. Y.
Hurd, S. H	438 Fifth Avenue, "
Ingraham, G. W	Johnsonville, N. Y.
Johnson, J. H	Watertown, Wis.
Jennings, E. P	Midland City, Mich.
Jewell, Geo. A	Yonkers, N. Y.
Jones, E. W	Centralia, Ill.
Jordan, Wm.	Whippany, N. J.
Justin, J. G	Plainwell, Mich.
Jones, J. H	Putney, Vt.
Jones, J.	"
Kent, Wm. J	Buffalo, NY.
Koons, W. L	Rochester, Ind.
Kingsley, J. L	Pentwater, Mich.
Knight, Mrs. M. A	Westfield, N. Y.
Keith, Wm. H	Mattapoissett, Mass.
Kent, Jas. V	Buffalo, N. Y.
Kent, Wm. M	"
King, J. R	Orange, N. J.
Kitchell, Y.	Whippany, N. Y.
Koons, W. L	Rochester, Ind.
Linn, Sam'l.	Bridgeport, Conn.
Lawrence, Jas.	Gibson, Pa.
Lansing, M. W	Goshen, Ind.
Lyman, A. W	Northampton, Mass.
Lee, Jas. L. Mrs	Rockport, Pa.
Lynn, R.	Lockport, Ill.
Lennen, K. M	Salineville, O
Langford, C.	Belleville, Ill.
Lowd, J.	Milton Mills, N. H.
Lawson, Jas.	West Point, Cal
Longstaff, Thos.	Glenham, N. Y.
La Grange, B. S	Harrisville, Mich.
Liggett, A. R	Plimpton, O.
Law, H. M	Ashby, O.
Lane, N. B	Montana, Iowa.
Lee, H.	Millport, N. Y.
Logan, A.	Millwaukee, Wis.

Little Jno.	Manchester, Mass.
Little, W. E	New Market, N. H.
Lee, W. N	Fredonia, N. Y.
Lawton, Jr., F	Tribune Office, N. Y.
Meeker, N. C	Tribune Office, N. Y.
Moss, J.	Fredonia, N. Y.
Marsh, I. R	“
Mendel, H. D	Auburn, N. Y.
Morrison, B. J	Medway, Mass.
Mabbitt, J. S	Titusville, Pa.
Marland A.	Pittsburgh, Pa.
Monk, E. C	Stoughton, Mass.
Miller, W. W	St. Joseph, Mich.
McWhorter, A.	“
McCarthy, G. W	Chatfield, Minn.
Mansfield, V. De L	Morris, N. Y.
Montgomery, M.	Milwaukee Mich.
McKean, D. B	Saratoga Springs, N. Y.
McDermid, S. M	Skowhegan, Me.
Morris, H.	Keosauqua, Iowa.
McKay, H.	Eyota, Minn.
Monk, G. E	No. Stoughton, Mass
Maxwell, R. M	Edwards. Station Ill.
Massenberg, W.	Freeport, Ill.
May, S.	Barton, Vt.
Matteson, G L	Galva, Ill.
Mattison, C. W	Galva, Ill.
Matteson, M. C	“
Moore, A.	Landisburg, Pa.
Moore, B.	“
McClain, O. N	Indianola, Ind.
McAllister, Wm.	Tribune Office, N. Y.
Nichols, Geo. N	Lockport, N. Y.
Newcomb, R. B	Blissfield, Mich.
Newman, W. C	West Winsted, Conn.
Nettleton, C. L	Sublette, Ill.
Nickerson, D.	1036 Prairie Av., Chicago, Ill.
Neff, S. P	Bennetsville, N. Y.

Norton, E. W	Middleton, Vt.
Northrup, C. L.	Ripon, Wis.
Orr, J. H	New Haven, Conn.
Ostrander, C. S	Highland Mills, N. Y.
Odlin, W.	San Francisco, Cal.
Plumb, O.	Millport, N. Y.
Paul, N.	Wakefield, N. H.
Pabor, W. E	Harlem, N. Y.
Pratt, J. W	(Orange C. H.) Va.
Price, H.	Troy, N. Y.
Person, G. S	Rochester, Vt.
Page, A. W	Chicopee Falls, Mass.
Platt, E. E	Springfield, Mass.
Plummer, Jr, N. Y	Pentwater, Mich.
Peebles, S.	Chester Hill, O.
Plummer, Harriet S.	Pilcher, O.
Pettigrew, J. H	Cooperstown, Ill.
Poor, V. H	Rushberg, Mo.
Plato, W. B	Geneva, Ill.
Paine, J. H	Brookfield, Vt.
Puckett, T. C	Nora, Ill.
Post, W. H	Yonkers, N. Y.
Pyburn, Geo. A	Logansport, Ind.
Percival, F. J	Morrisania, N. Y.
Prosser, Geo.	Buchanan, Pa.
Patten, S.	Hampden Corner, Me.
Preston, A. D	De Ruyter, N. Y.
Pease, Geo. A	Appleton, Me.
Price, Miss M. L	Phoenixville, Pa.
Palmer, G. W	Iowa City, Iowa
Post, J. A	Yonkers, N. Y.
Pool, C. O.	Metuchen, N. J.
Quimby, M.	East Spring Hill, Pa.
Ranney, J.	Smithville, N. Y.
Ranney, D. B	"
Robinson, R.	Brookside, N. J.
Ring, Wm.	3 Fairport Place, Brooklyn.
Rush, Thos.	Troy, N. Y.

Reed, D.	Winchester, N. H.
Ryerson, H. P.	Haydenville, Mass.
Roison, J. L.	Murfreesboro, Tenn.
Roberts, M. F.	Ashton, R. I.
Randolph, T. C.	Bucks, O.
Rea. E.	Mt. Carroll, Ill.
Robinson, L. E.	Moravia, N. Y.
Root, H. G.	Mecca, O.
Roeder, F.	197 Pearl street, New York.
Reeve, N. W.	Lawrence, Kan.
Richardson, J. H.	Groton Junction, Mass.
Richardson, J. S.	Perrykill, Mass.
Russell, C. M.	Kingston, N. J.
Rapp, J.	Mt. Carroll, Ill.
Reid, P. W.	Buchanan P. O., Pa.
Russell, Hetty M.	Waltham, Mass.
Rogerson, R.	1703 Menard St., St. Louis, Mo.
Robinson, M. F.	Newville, Pa.
Robinson, G. F.	Savanna, Ill.
Spencer, J. V. R.	44 Montgomery St., Jersey City, N.J.
Spencer, S.	43 Mercer street, N. Y.
Starkweather, H. L.	Mohegan, R. I.
Stone, S.	78 Jackson St., Newark, N. J.
Shelton, Geo. P.	Seymour, Conn.
Shearer, J.	Reading, Pa.
Shearer, P.	"
Stoughton, H.	Coventry, Conn.
Spaulding, B. M.	Groton Junction, Mass.
Sheldon, H.	Warsaw, N. Y.
Stone, O.	Lysander, N. Y.
Scott, J. L.	Urbana, O.
Stewart, A.	So. Manchester, Pa.
Shipman, H. M.	Pitcher, O.
Sinclair, W.	Hanoverton, O.
Strunck, W. E.	Brooklyn, L. I.
Stansbury, D.	Urbana, Ohio
Silcott, H. E.	Indianola, Iowa
Sayre, H.	Greenville, N. Y.

Seeley, N. ....438 Fifth Avenue, N. Y.
Simpson, J. T..........Smithville, N. C.
Satterlee, J. S..........Gates Ferry, Conn.
Sanborn, J. F..........Clinton, Mo.
Stanley, J. H...........Winchester, Mass.
Sawyer, W. ....Marlboro, N. H.
Smalley, H. ....New Iberia, La.
Seeley, J. S............Rome, Pa.
Smith, J. G............North's Mills, Pa.
Shepard, T. C..........Lowell, O.
Sheldon, L. ....Leyden, Mass.
Suliot, T. E............Kent, O.
Suliot, I. W........... "
Suliot, E. T........... "
Stebbins, J. R..........14 Madison St., Memphis, Tenn.
Schindler, J. H........Monroe, Wis.
Shattuck, J. C.........Linn Creek, Mo.
Smith, M. H...........Titusville, Pa.
Spencer, W. S..........Gosport, N. Y.
Scott, John ....Brooklyn, N. Y.
Searles, A. E..........Aurora, Ill.
Smith, H. ....192 W. Madison St., Chicago, Ill.
Smith, Charles ....Geneseo, Ill.
Starr, W. F...........E. Hampton, Conn.
Shattuck, O. W........Lancaster, O.
Trufant, J. ....Hackettstown, N. J.
Taylor, A. ....Ilion, N. Y.
Townsend, Geo., Jr......Lewiston, Me.
Tucker, L. S...........Harrisburg, Pa.
Titcomb, J. ....Farmington, N. H.
Taylor, Mrs. Jane......Jackson, Mich.
Thing, D. H...........Mt. Vernon, Me.
Thomas, C. H..........Salem, O.
Tyler, G. B. C..........South Newburg, Vt.
Ticknor, A. ....Fredonia, N. Y.
Townley, F. G.........Chicago, Ill.
Thompson, S. K........Poultney, Vt.
Thompson, Chas. E.....Malden, Mass.

Von Gohren, L.	Vandalia, Ill.
Vale, I.	Providence, R. I.
Williams, L.	Arlington, Vt.
Webster, K.	Hudson, N. H.
Witmer, H. C.	Mountville, Pa.
Wilber, A. J.	Bryan, O.
White, M. R.	Fairmount, W. Va.
Welch, J.	New Portage, O.
Watrous, W. F.	Manitowoc, Wis.
Willoughby, B. F.	Hudson, N. H.
Walling, O. J.	Wolfboro, N. H.
Williams, J. S.	Castleton Furnace, O.
West, Geo. H.	Chicago, Ill.
West, H. T.	"
Worth, J. D.	Hoosick Falls, N. Y.
Webb, E.	Richfield, Minn.
Winship, Chas.	New Hartford, N. Y.
Welch, C. R.	New Portage, O.
Washburne, S.	Lake City, Minn.
Williams, W. C.	Wauseon, Ohio.
Wherron, J. D.	So. Elliot, Me.
Witham, L. P.	Milton Mills, N. H.
Watson, G. W.	Geneva, N. Y.
Woodruff, W. B.	La Harpe, Ill.
Wadlin, J. M. G.	Hopedale, Mass.
Wright, N. D.	St. Joseph, Mich.
Washburne, S. B.	Lake City, Minn.
Wiley, M.	Trenton, Ill.
Welch, D. S.	Kendallville, Ind.
Watson, H. C.	New Lisbon, O.
White, J. L.	Pittsburg, Pa.
Wilson, J. C.	Pleasant P. O., Mich.
Williams, S. P.	Buffalo, N. Y.
Wareing, A.	Waltham, Mass.
Waddington, D.	Waltham, Mass.
Woolston, W. H.	Malta, Ill.
White, A. L.	Geneva, Ill.
Woodbury, J. A.	Beverly, Mass.

Widdoss, J. ....388 Broadway, N. Y.
Young, D. C............Shabbona Grove, Ill.
Zachario, S. S...........Reading, Pa.
Zuckell, J. A............Bennetsville, N. Y.

NOTE.—There may be some of those having paid the $5 fee who will send in the rest of the money during this month (April.)

N. C. MEEKER,
PRESIDENT.
GEN. R. A. CAMERON,
VICE-PRESIDENT.
HORACE GREELEY,
TREASURER.

UNION COLONY No. 1.

TRIBUNE OFFICE.

New York, ...1870.

M.................................

DEAR SIR:

The Committee who have returned to Colorado to purchase one of the locations previously visited, expect to close the bargain by the 10th of April. It is important that little be said as to location until certain negotiations have been completed; but when the land is secured we shall give full particulars concerning the country, location, climate, soil, railroad facilities, &c.

The Committee will endeavor to locate directly on a railroad, near a river where there will be fine water power and other natural advantages, including timber, coal, minerals, &c. The climate is mild and peculiarly favorable for persons troubled with lung diseases.

The Committee are urging the enterprise forward as rapidly as possible.

Schools, churches, mills and factories will be established at once. Some will take their families with the pioneer company, others will go on and prepare homes first.

Colonists will take but little furniture, choosing only that which is good; the same may be said of clothing and cloth of all kinds. They should also select a variety of seeds, cuttings, plants and small fruit trees, and pack them in moss.

The first company will start about the first of May. Improvements *must* be made within one year from the time of joining.

Points of Departure will be New York, Boston, Albany, Philadelphia, Washington, Buffalo, Pittsburgh, Cleveland, Cincinnati, Chicago, St. Louis, Omaha, San Francisco, and other prominent places.

Special arrangements are being made with transportation companies for carrying freight and passengers at reduced rates. The price of tickets from New York City will be about $; freight, per pound, $...................... Before starting the members will receive full instructions as to moving, &c. Gen. Cameron will be on the ground at the place of destination to receive the members and look after the interests of the Colony.

Those who have not forwarded their full fees, $155, will do so at once. We have .... full members and about .... who have made partial payments.

The Colony is composed of first-class men from all parts of the country, and from Canada, England and France. Among them are Mechanics, Farmers, Bankers, Merchants, Clergymen, Editors, Publishers, Judges, Manufacturers, Iron Founders, and in fact worthy people of all reputable professions and trades. The majority are from New York, Pennsylvania, Ohio, Michigan, Illinois, Connecticut, New Hampshire, Vermont, and Massachusetts. A few come from California and Colorado.

Truly yours,

............................*Secretary.*

MEMBERS WHO REACHED GREELEY
APRIL—JUNE, 1870.

---

[1] Greeley. Weld County. Colorado.

Name	Number in family	Arrived	Former Residence
S. A. Abbott	1	May 7th	Goshen Ind
Rinaldo Adams	1	May 13th	Redfield N. Y.
John C. Abbott	1	May 9	Plainfield Ill
T. H. Abbott	1	" 9	" "
Avery F. C.	1	" "	Ledyard N. Y.
L S Allen	4	My 14	Davenport Iowa
J Barton		May 19	Milford Del
E. C. Alphonse	2	" 20.	St. Joseph Mich
Jas. J. Armstrong	5	" 19	Calais Maine
Alcoke Rich S			Brooklyn
A. O. Snow	1	May 29	Scranton Pa
Edgar Avery	Self	"	Ledyard N. Y.
Boyd David	4	May 12.70	Lake Ridge Michigan
S. F. Barker		May 14	Sharon. Mercer. Co. Pa.
Baker E. L.	1	Apr 30	Groton N L Co. Ct.

[1] This list is taken from a volume entitled Land Accounts, pp. 1-20. In the colony safe at Greeley.

Name	Number in family	Arrived	Former Residence
Baillie. J. A.			
Brown S. M.	1	May 14	Loda Iroquois Co. Ill
Burchill B	1	May 16	Davenport Iowa
Barton C. G.	1	" 16	Currittsville Portage Co Ohio.
Barker Jos. F.	5	May 29	Sharon. Mercer County, Pa
Banker A [?] W.		May 16	Providence, R. I.
Bardill. C.	old Bachelor		
	1	May 18	Vandalia Ill
Buckingham Chas	Self	June 10	Van Wert Ohio
J. D. Buckley	1	June 20th	Schaghticoke Rens Co N. Y.
Beetham James	7	May 3rd	Blisfield Mich
J. M. Colburn		May 13	Iowa City Iowa
Linus, Condit,	3	May 7	Whippany, N. J.
David Cotton	1	June 13	Yonkers, N. Y.
J Max Clark	2	June 17	Wisconsin
Dresser G. T.	1	May 3	Beloit Wis
Day F. G.	1	" 12	Titusville Pa
Dale Martha	1	" 7	Dracut Mass
Dyer & Hoslett	2	" 20	Fairhaven Vt
Dalzell Robert			Keokuk Iowa
Davis LeRoy	1	June 6	Greene N-York

Name	Number in family	Arrived	Former Residence
Ezra Fairchild	2	May 7	Whippany N. Jersey.
Francis Fancher	1	" 9	New Haven Conn
C. W. DeVine		" 1	" " "
Richmond Fisk	1	" 9	Hoosick Fall, N. Y.
Charles L. Fussell	1	" 14	Philad^a Penn^a
Horace J. Fisher			
Jas B. Flower	1	" 14	
Alvin J. Wilber	2	May 1st.	Medina Mich.
Oscar Eaton		May 1st	Ridgeway Mich
Geo. W. Eaton		May 1	Ridgeway Mich
Moses Ellor	3	7	Dracut Mass
Charles Emerson	Self	June 10	Van Wert Ohio
Hugh Golbraith		May 7. '70	Troy N. Y.
E. W. Gurley	1	May 7th	Wabasha, Minnesota
W. M. Green		May 21	Wallaceville Pa
Mrs. V. R. Guiney		May 20th	
H N Rogerson	3	7	Haydenville Mass
Levi Hanna	2	May 30"	New Lisbon Ohio
John Higenbotam	1	May 9	Monroeton Pa
W. D. Hartley	1	May 16	Tremont N. Y.
James Henry	3	May 16"	frm Phila Penn

Name	Number in family	Arrived	Former Residence
A. W. Hancock	1	May 16"	from Phila Pa
E. Hollister	4	May 11	Oneida Ill.
Anson Hoag	& wife	May 9th/70	Albion, Mich—
Victor A. Howe	1	" 23/70	East Middleburg Vt.
Mrs. M. E. Howe	1	" " "	"
Arthur Hotchkiss			
N W Hall	3	May 13th/70	Westfield Chart N Y [J?]
C. F. Hanby	5	June 18th	Yonkers N. Y
Park Kitchell	4	May 7th	Whippany New Jersey
J Herbert Jones	1	April 30	Putney Windham Co Vt.
D B Keeler	1	May 9	South Salem N Y
John L Kingsley	2	May 8	Pent Water Mich
Johnson I H	3	" 26	Waterford Pa
Inman Jas—		" 24	Danvers Mass
M B Knowles	7	June 11th	Omaha Neb
M. W. Lansing	4	May. 7.	Goshen, Ind.
Henry Lee		May 9	Elmira, N. Y.
Samuel Linn		May 9	Bridgeport Conn
John L. Loomis		May 19.70	No. 2 Astor House New York.
John R. Long	8	" 20	Orange, N. J.
John Leavy	1	" 20	Orange N. J

Name	Number in family	Arrived	Former Residence
Alonzo Long	Self	June 10	Scranton Penna
S. M. McDermid	1	May 9.	Skowhegan Me.
James M Labar	27	Aprl	Enfield Centre N. Y.
Joseph Moss	7	May 13	Fredonia N. Y.
Ira R. Marsh	1	" "	" "
Elisha C. Monk	1	May 1	Stoughton Mass
Wm McAllister	1	April 25	Tribune Office N. Y.
Alx. Moore	4	April 25	Landisburg Pa
Ben. Moore	1	" "	" "
Henry N. Martin	1	May 9th	New York
T H Morgan	1	" 16	Quakertown, Pa.
N. C. Meeker	6	June 9	New York City
E S Northrup		May 14.'70	Ripon Wisconsin
Geo N. Nichols	Self	May 13/70	Lockport N. Y.
D. W. Olin		" 30	Franklin Conn
E. S. Nettleton		May 9	Pleasantville Penn^a
A. N. Nettleton		" 7	Sublette Ill.
George Pyburn M. D	Self	April 30 '70	Logansport Ind.
N T Plummer and	Wife	May 9-70	Pentwater Mich.
Nathl Paul—		May 14, 70	Wakefield N H
Ovid Plumb		May 9- 70	Elmira N.Y

Name	Number in family	Arrived	Former Residence
W B Plato		May 17th	Geneva Ills
Henry Price		May 6th	Troy N Y
George. A. Pease		May 9-70	Appleton Me
Frederick, J. Percival	Self	May 6th 70	Sherburne N Y
W. E. Pabor	Self	" 12th	Harlem N Y
Wm. H. Post.	Self	June 16th '70	Yonkers. N. Y.
D B Ranney	3	May 11	Smithville N Y
L E Robison		May 14	Moravia, New York
J. S. Richardson		May 18	Perryvill, Webster, Mass.
John T Simpson	none	May 25	Boston, Mass.
Scott John			Brooklyn N. Y.
N W Reeve	3	June 6	Lawrence Kan
A Ruthven—	8	June. 10.	Scranton Penna
W. S. Spencer.	Self	May 14th '70	Gasport. N. Y.
Geo R Stone.	do—	May. 25.	St Joseph Mi
L. S. Springer	3	May 1st /70	Oleopolis, Pa.
Stevens Jule. D.	Self	" 17th	Black Hawk Col.
W F Starr	2	May 19	East Hampton. Ct
J F Sanborn	3	March 1st	Clinton Wis
Wm Edgar Strunk	Self	May 28—	Brooklyn N. Y.
Harvey Townsend	10	May 19th	Ellenville Ulst. Co. N.Y.

Name	Number in family	Arrived	Former Residence
J. W. Titcomb	1	April 25	Farmington N H.
Kaent Thing	1	May 9	Mt Vernon Me
H. B. Tuttle	2		Evans Colorado
Arthur Taylor	1	May 30	Ilion N Y
Henry. T. West		April 2d	Chicago. Ills
Burton C Whitford		May 7	Shabbona Grove Ills
Abram Whitaker		April 28	Warren Penn
Warren C Williams	4	May 13	Wauseon Ohio
James Widdoss	2	May 9	Tremont, N Y
H C Woodworth	4	May 14	Davenport Iowa
James H Orr	6	April 29	New Havin Conn
W L Weed		May 6	Sullivan County N Y
Jos S. Williams		May 9	Youngstown Ohio
W. P. McKinney	1	May 20	Ithaca New York
O S Wright			
Stillman Washburn	2	May 28	Lake City Minn
S B Washburn	2	May 23	Lake City Minn
Wiley Martin	4	May 18	Trenton Illinois
Ludwig Von Gohren	6	May 18.	Vandalia, Illinois
D. Clayton Young		May 7 "70	Shabbona Grove Illinois

MISCELLANEOUS DOCUMENTS

AGREEMENT OF G. W. PHELPS TO SELL LAND TO THE UNION COLONY.

[1] Denver Col. Mch. 25, 1870

I hereby agree and bind myself to sell & convey to the Union Colony, or its representatives, the following tracts or parcels of land situate in Weld County Colorado; to wit: S.E. ¼ Sec 31, Town 6 N.R 65 W; and N. E. ¼ Sec 6, & S E ¼ of N W ¼ Sec 6 Town 5 N. R. 65 W.; also the undivided one third of S.E ¼ Sec 8 Town 5 N R 65 W., provided said colony shall within thirty days from this date agree to purchase said lands at ten dollars per acre.

G. W. Phelps

Witness
Wm N. Byers.

THE SAME BY THE DENVER LAND ASSOCIATION.

[1] Denver Col. Mch 25th 1870

We hereby agree and bind ourselves to sell and convey to the Union Colony, or its representatives the S. E. ¼ of N W ¼, N E ¼ of S W ¼ and N. W ¼ of S. E ¼ Sec 32, Town 6 North of Range 65 Weest, in Weld county, Colorado, at fifteen dollars per acre provided said colony shall within thirty days from this date agree to purchase said land at said price

Denver Land.Assn
by D. H. Moffat Jr. Trustee.

---

[1] These two agreements are to be found among the deeds of the Union Colony in the colony safe. See the letter of William N. Byers, dated March 25, 1870.

[On the back of this sheet of paper.]
[Seal] National Land Company
Wm. N. Byers
Sep
12
1870
Gen. Manager
Denver.

[A note in pencil.] I suppose these have been satisfied but send them to you. Byers.

DEED FROM THE DENVER PACIFIC RAILWAY TO THE UNION COLONY.

[1] KNOW ALL MEN BY THESE PRESENTS, That I, JOHN EVANS, of the County of Arapahoe and Territory of Colorado, as Trustee of the *Denver Pacific Railway and Telegraph Company,* by virtue of the authority in me vested by a certain Mortgage made and executed by the said Denver Pacific Railway and Telegraph Company, under date of August the tenth, A. D. 1869. to John Edgar Thomson, Adolphus Meier and John Evans, Trustees, and recorded in the several counties through which the said Railway is located, and also by virtue of a certain Power of Attorney made and executed by the said Trustees to the said John Evans, also of record in said several Counties for and in consideration of the sum of *Thirty one thousand and fifty eight dollars and fifty eight cents* (*$31058.58/100*) to him in hand paid by......NATHAN C. MEEKER, ROBERT A. CAMERON, HENRY T. WEST and other persons associated with them, the same being the appraised value of the land herein mentioned, do hereby bargain, sell and convey unto HORACE GREELY of the City, County and State of New York IN TRUST for the use and benefit of the said *Nathan C. Meeker, Robert A. Cameron, Henry T. West,* and their associates, known and designated as THE UNION COLONY and associated together and

---

[1] The original deed, from which this reprint is made, is to be found among the deeds of the Union Colony in the colony safe.

contributing the purchase money aforesaid for the purpose of purchasing settling upon and improving lands in the Territory of Colorado, and unto his successors heirs and assigns FOREVER IN TRUST as aforesaid the following described Real Estate, situate in the County of Weld and Territory of Colorado. to wit:

Township	Range	Section	Part of Section	No of Acres	Price per acre	Total $
5 N	65 W	1	North half	317 50	3	952 80
5 "	65 "	1	South East ¼	160	3	480 00
5 "	65 "	1	North ½ South West ¼	80	3	240 00
5 "	65 "	3	....	632 84	3	1898 52
5 "	65 "	5	South East ¼	160	4	640 00
5 "	65 "	5	South ½ South West ¼	80	4	320 00
5 "	65 "	7	....	646 40	4	2585 60
5 "	65 "	9	South ½ North East ¼	80	4	320 00
5 "	65 "	9	North West ¼.......	160	5	640 00
5 "	65 "	9	South half	320	4	1280 00
5 "	65 "	11	North ½ North West ¼	80	3	240 00
5 "	65 "	15	North half	320	4	1280 00
5 "	65 "	15	North ½ South East ¼	80	4	320 00
5 "	65 "	15	East ½ South West ¼	80	4	320 00
5 "	65 "	15	N. W. ¼ South West ¼	40	4	160 00
5 "	65 "	17	....	640	4	2560 00
5 "	66 "	33	North ½ South East ¼	80	5	400 00
5 "	66 "	33	South West ¼	160	4	640 00
5 "	66 "	35	North ½	320	3	960 00
4 "	66 "	5	South ½ North West ¼	80	5	400 00
6 "	65 "	29	....	640	3	1920 00
6 "	65 "	31	North West Quarter	164 32	3	492 96
6 "	65 "	33	....	640	3	1920 00
6 "	65 "	35	....	640	3	1920 00
6 "	66 "	25	....	640	3	1920 00
6 "	66 "	31	North ½ North East ¼	80	3	240 00
6 "	66 "	31	North ½ North West ¼	80 60	3	242 58
6 "	66 "	31	South ½ South East ¼	80	3	240 00
6 "	66 "	31	South ½ South West ¼	82 04	3	246 12

Township	Range	Section	Part of Section	No of Acres	Price per acre	Total $
6 N.	66 W.	33	North ½ North East ¼	80	3	240 00
6 “	66 “	33	North ½ North West ¼	80	3	240 00
6 “	66 “	35	South ½ South East ¼	80	3	240 00
6 “	66 “	35	South ½ South West ¼	80	3	240 00
6 N.	67 W.	35	North ½ North West ¼	80	3	240 00
6 N.	67 W.	25	....	640	3	1920 00
6 N.	67 W.	27	North half	320	3	960 00
6 N.	67 W.	27	South East ¼	160	3	480 00
6 N.	67 W.	35	North ½ North East ¼	80	3	240 00
6 N.	67 W.	35	South West ¼	160	3	480 00
				9324 06		31 058 58

Reserving to said Company, and its assigns, the right of way for said Railway two hundred (200) feet in width, and in manner and form as provided by the Acts of Congress in relation thereto, and provided also that said Company shall be exempt from all claim for damages to the possession and use of said land that may accrue to the party of the second part, or his assigns, in the construction and operating of said Railway." .... To Have and to Hold the Same, Together with all and singular the appurtenances thereto belonging, all the right title and interest of the said *Denver Pacific Railway and Telegraph Company,* and of the said Trustees, to the only proper use, benefit and behoof of the said—Horace Greeley, Trustee, in Trust aforesaid, and to his successors, heirs and assigns forever..... .... In witness whereof I have hereunto set my hand and seal, this thirteenth day of April, A. D. 1870.

John Evans Trustee (Seal)

[Stamps $31.50]

Territory of Colorado } s.s.
County of Arapahoe }

I, Edward P. Jones a Notary Public in and for said County in the Territory aforesaid, do hereby certify that John Evans personally known to me as the person whose name is subscribed to the annexed deed, appeared before me this day in person and acknowledged that he signed sealed and delivered said instrument of writing as his free and voluntary act and deed for the uses and purposes therein set forth

Given under my hand and Notarial Seal this thirteenth day of April A. D. 1870—

Edward P. Jones
Notary Public

[Notarial Seal of
Edward P. Jones.]
[Endorsed]
Deed
John Evans, Trustee
to
Horace Greely Trustee

Territory of Colorado }
County of Weld }

This Deed was filed for record at 6 oclock P. M. Aprile 29th A D 1870 and duly recorded in Book No 1 of Deeds Page 540

F. E. Moyer
Recorder

Fees $3 65

DEED FROM THE DENVER LAND ASSOCIATION TO THE UNION COLONY.

[1] *This Indenture* made the Ninth (9th) day of April in the year of our Lord, One thousand eight hundred and Seventy, Between D. H. Moffat Jr. Trustee of the *Denver Land Association,* of the County of Arapahoe and Territory of Colorado party of the first part, and *Horace Greely* of the city, county, and state of New York party of the second part, *Witnesseth: That whereas* N. C. Meeker, Henry T. West, Robert A. Cameron, and other persons have associated themselves under the name and style of the "Union Colony", and now propose to

---

[1] The original deed is to be found in the colony safe.

settle upon Lands in the said Territory of Colorado. *And whereas,* the said Union Colony has not yet become a body incorporate. *And whereas* it has become desirable to purchase the Real Estate hereinafter mentioned and described for the use and benefit of said Colony and to vest the legal title therein in some person as Trustee for said Colony. *And whereas,* the said Colony repose special trust and confidence in HORACE GREELY. as such Trustee, *Now Therefore,* the said party of the first part for and in consideration of the sum of *Twelve Hundred Dollars* (1200.) lawful money of the United States to him in hand paid by the said Union Colony, the receipt whereof is hereby confessed and acknowledged, has at the request of the said Union Colony granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey, and confirm unto the said *Horace Greely* party of the second part and to his heirs, and assigns forever, for the uses and purposes aforesaid all of the following described lot or parcel of Land: situate lying and being in the county of WELD. and Territory of Colorado. To Wit: ——The South East quarter (S. E. ¼) of North west quarter (N. W. ¼) North East quarter (N.E.¼) of South west quarter (S.W.¼.) and North west quarter (N.W.¼.) of South East quarter (S.E.¼.) of Section Thirty Two (32.) in Township Six (6.) North of range Sixty Five (65.) West. Containing One Hundred and Twenty acres (120) according to the Government survey be the same more or less. Together, with all and singular the tenements, hereditiments, and appurtenances thereunto belonging or in any wise appertaining, and the rents issues and profits thereof, and all the estate, right, title interest, property, possession, claim, and, demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above described premises and every part and parcel thereof, with the appurtenances, to have and to hold, the above granted bargained and described premises with the appurtenances unto the said party of the second part, his heirs and assigns forever. And the said David H. Moffat Jr. Trustee of the Denver Land Association party of the first part for himself and his successors covenants, grants and agrees to and with the said party of the second part his heirs and assign, that at the time of the sealing and delivery of these presents they are lawfully seized of a good, absolute, and indefeasable estate of inheritance in fee simple of, and in all and singular the above granted and described premises, with the appurtenances, and have good right, full power, and lawful authority to grant, bargain sell and convey the same in manner aforesaid And that the said party of the second part, his heirs and assigns shall and may, at all times hereafter peaceably and quietly have, hold, use, occupy possess and enjoy the above granted premises and every part and parcel thereof with the appurtenances, and that the same now are free, clear, discharged and unincumbered of and from all former & other grants, titles charges, estates, judgements, taxes, assignments and incumbrances of what nature or kind soever; and that the said party of the first part, and his successors, and all persons lawfully, or equitably deriving any estate, right title or interest of in or to said premises, by, from, or in trust for him shall at all times make do and execute, or cause to be made done or executed all and every such further and other lawful and reasonable act or acts, conveyances or assurances for the better or more effectually vesting and confirming the said premises in and to the said party of the second part, his heirs or assigns forever as the said party of the second part shall reasonably require, and the above bargained premises in the quiet and peaceable possession of the said party of the second part his, heirs, and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND——

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written

[Signed] David H Moffat Jr [Seal]
Trustee, of the Denver Land,
ASSOCIATION.

SIGNED, SEALED, AND DELIVERED,
IN PRESENCE OF
Geo W Wells
Frank Hoard—

[Stamps $1.50]

Territory of Colorado }
County of Arapaho } ss:

I, John C. Anderson a Notary Public in and for said County, in the Territory aforesaid do hereby certify, That David H. Moffat Jr. Trustee of the Denver Land Association who is personally known to me as the person whose name is subscribed to the within conveyance as a party thereto, and a[s] having executed the same, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing, as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and Notarial Seal this Ninth (9th) day of April in the Year of our Lord, one thousand eight hundred and Seventy. (A.D.1870.)

John C Anderson.
Notary Public.

[Notarial Seal of John C. Anderson.]
[Endorsed]

Deed.
David H. Moffat Jr.
Trustee of the Denver Land Association
to
Horace Greely.
Trustee of the Union Colony.

Territory of Colorado }
County of Weld } ss

This Deed was filed for record at 3 o'clock P. M. Aprile 15th A. D. 1870, and duly recorded in Book No. 1 of Deeds Page 501

F. E. Moyer
Recorder

Fees $3 00

A COLONY DEED, WITH LIQUOR CLAUSE.

[1] This Indenture, Made this Twenty Second day of December in the year of our Lord one thousand eight hundred and

---

[1] The original deed is to be found among the miscellaneous deeds and papers of the Union Colony Historical Society.

seventy between THE UNION COLONY OF COLORADO, of the first part, and W. D. Hartley of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of Two Hundred and Thirty Dollars in hand paid, by the said party of the second part; and, also, the further consideration, that it is expressly agreed between the parties hereto, that intoxicating liquors shall never be manufactured, sold, or given away in any place of public resort as a beverage, on said premises; and that in case any one of these conditions shall be broken or violated, this conveyance and everything herein contained shall be null and void; and, also, in further consideration, that the said party of the second part shall never present or prosecute any claims for damages done by any irrigating ditch which passes through, or may pass through the land described in this conveyance, against the said party of the first part—has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described lands and premises, in the Town of Greeley, County of Weld, and Territory of Colorado, viz:

Lot Eighteen, Block Thirty eight, Lot Five Block Sixty eight

TO HAVE AND TO HOLD the same with all the privileges and appurtenances, and all the estate, right, title and interest of the said party of the first part, either in law or equity, to the only proper use and benefit of the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and the Corporate Seal of said Colony, by N. C. Meeker its representative and Attorney in fact the day and year above written.

N. C. Meeker President.

Attest:

Wm E Pabor Secretary.

[Stamp 50 cts]

Signed, sealed and delivered in presence of

COLORADO TERRITORY, } ss.
WELD COUNTY. }

On this Twenty Second day of December A. D. 1870 N. C. Meeker Pres Union Colony came before me, and personally acknowledged that he had executed the within conveyance; and I certify that I know the said N. C. Meeker who made the said acknowledgment, to be the same person described in, and who executed the said conveyance.

Given under my hand and seal, this Twenty Second day of December A. D. 1870

Wm E Pabor
Notary Public in and for Weld County,
Colorado

[Notarial Seal]
[Endorsed]
DEED—
The Union Colony of Colorado
to
W. D. Hartley

Territory of Colorado,
County of Weld

This Deed was filed for record at 6 o'clock P M. Mar 24 1871 and duly recorded in Book 2 page No. 220
Fees, $1.25 Paid W. J. Kram Recorder.

INCORPORATION OF THE TOWN OF GREELEY.

[p 83]
[1] Be it remembered that on the 29th day of May A. D. 1871 the Board of County Commissioners met at Evans County Seat of said County of Weld.................

....

....

[p. 84]
Genl R. A. Cameron presented the following petition from Citizens of Greeley

---

[1] Commissioners Record, Weld County, I.

To the Honorable

The Board of County Commissioners of the County of Weld and Territory of Colorado.

We the undersigned taxable Electors of the Town of Greeley, Weld Co. Colorado do respectfully

Petition

That you will lay out and declare Incorporate the Town of Greeley, as comprised within the following described Metes and Bounds, to-wit

. . . .

[p. 85] [So declared incorporate.]

At the request of the Citizens of the Town of Greeley, it was Ordered that R. A. Cameron, N. D. Wright, A. N. Nettleton, L. Hanna and H. T. West be and hereby are appointed Trustees of said Town of Greeley. to serve until their successors shall have been elected and qualified

ORGANIZATION OF THE BOARD OF TRUSTEES OF THE TOWN OF GREELEY.

[1] Town of Greeley,
Weld County, Colorado Ter.

Trustees of Town of Greeley,

R. A. Cameron, H. T. West,
N. D. Wright. E. S. Nettleton,
Levi Hanna.

Organization — Organization of Board of Trustees.

Meeting of June 10. 1871. At a meeting of the Board of Trustees of the Town of Greeley, held in said town June 10th, A. D. 1871. present Messrs Cameron, West, Wright and Nettleton. R. A. Cameron was elected President of the Board, and Wm. E. Pabor, was appointed Town Clerk.

---

[1] Minute Book, Town of Greeley I, p. 3. This volume is in the custody of the city clerk of Greeley.

....

THE TRIAL OF THE WHISKY RIOTERS.

[p. 112]

[1] The People }
V. S. } SS Arson Riot &c

Ralph Meeker Alonzo Long J Max Clark and one Post and one Strunk

Complaint sworn to and filed in my office this 30th day of October 1870 against the above mentioned Ralph Meeker Alonzo Long J Max Clark and one Post and one Strunk charging them with Arson and, Riot and Destroying property belonging to the Complainant

Signed Fritz Ninyer

Warrant isued this 30th day of October 1870 for the above mentioned Ralph Meeker Alonzo Long J Max Clark and one Post and one Strunk returnable forthwith

And now this 30th day of October 1870 Alonzo Long one of the above mentioned names was brought before me and entered into recognizance with F. L. Childs as Security in the sum of five hundred dollars for to appear at my office on the 31st day of October 1870 at Eleven oclock A M. for examination on the charges prefered as above

Subpoena's issued for R A Cameron M. S. Gurley Russel Fisk J. H. Leatherman Jerry Titcomb George Fry Jno Peach —Davis Kellog ordering them to appear at 11 oclock the 31st day of October 1870 at my office in Greely

Warrant returned endorsed [p. 113] executed by arresting the within named Ralph Meeker Alonzo Long J Max Clark

---

[1] Justice of the Peace Docket Book, entitled on its cover, "Weld County, A. H. M. Docket, 1870." This volume was deposited in 1917 by the editor, on behalf of Mr. George Young of Evans, with the county clerk of Weld County, at Greeley. The initials A. H. M. are those of Anson H. Mallory.

Wm H Post Edgar Strunk and one man who refuses to make known his name on separate warrant and having them in court and now at 11 oclock Oct 1870 the above named prisoners were put on their examination and plead not guilty

After having J. D. Gargan Justice of the peace associated with me The witnesses on the part of the people were sworn and, we proceed to examine them assisted by Anson Mallery who acted as attorney for the people After hearing the evidence of several witnesses and it appearing that services could not be had on some of the witnesses wanted on behalf of the people the court was adjourned until 9 oclock A. M. on the 1st day of November 1870 the prisoners entering into bonds of two thousand dollars with C F Hanby as security Conditioned that they appear as above specified Nov 1st 1870 Court opened the accused all apeared and as there had been no evidence against J Max Clark he was discharged by the court after which the court adjourned until one oclock P. M. And now at 1 oclock p. m Nov 1st 1870 Court opened and proceeded hear testimony on the part of the People the accused [p. 114] all present after hearing all the evidence on the part of the people that could be obtained W H. Post was Discharged

C F Hanby one of the witnesses for the defense was sworn by affirming After hearing all the evidence by the people and witnesses of the defense it is our Judgement that Alonzo Long and Edgar Strunk be discharged and that Ralph Meeker be held under bonds for his appearance at the next district court to be held on the second Tuesday in December at Evans in the sum of three hundred dollars for the crime of Riot

And also that Wm Norcross be held in the sum of three hundred dollars to apear at the same place and on the same day for the crime of Arson

and this is our Judgement this November 1st A. D. 1870

J H Pinkerton J P (Seal)
J. D. Gargan J. P (Seal)

Ralph Meeker filed his Bond this Nov 1st 1870 William E Pabor surity

Wm Norcross filed his Bond this 1st 1870
Doct Barclay surity

[p. 122]

The People
VS.
R A Cameron } S S. Weld County Colorado Ter
E. W. Gurley
Russell Fisk

The above named R. A Cameron E. W. Gurley and Russell Fisk came before me on change of venue from Esquire Gargan from the showing of the papers the accused were entered into recognizance to appear before me at Evans charged with inciting Riot and other misdemeanor set forth in complaint

the above named parties appeared before me at Evans this 12th day of December A. D. 1870 at 10 oclock P. M. and after the court having consulted M. A. Baggers District Aty it was deemed advisable by the court that the case be continued ten days

therefore the case is continued until Thursday the 22nd at 10 oclock p. m. at my office in Greeley Col Ter

Thursday December 1870 at 10 clock A M the defendants appeared and asked to be discharged which by the advise of the prosecuting atty was done

It is therefore the Judgment of this Court that the people pay the costs

J H Pinkerton J P

---

[1] Territory of Colorado } SS
Weld County

Fritz Nemeyer made Complaint on the oath before J. D. Gargan and enters complaint that on or about the 23rd of October R. A. Cameron E. W. Gurley, and Russell Fisk came to deponents place of business, and by force and intimidation compelled him to leave his house, and thereby then, & there instigate a riot and encourage the same—Whereupon the said J. D. Gargan J. P. Issues a warrant for the arrest of R. A. Cameron E. W. Gurley & Russell Fisk. A. T. Drake makes return of said Warrant by bringing the prisoners into Court—A. T. Drake Subponeas Peter Smith H D Kellog and, D. W. C Root as witnesses said witnesses appear in Court Prisoners. File affidavit that J D. Gargan is so prejudiced against them that they cannot safely go to trial

---

[1] Justice of the Peace Docket Book of J. D. Gargan, p. 9. This volume is without title, but covers the period of November, 1870 and September, 1873. It is in the custody of the county clerk of Weld County, at Greeley.

Gave change of venue to J. H. Pinkerton J. P.
Turned over papers & prisoners to the aforesaid Justice

Justices fees Warrant	for Three person	$2.00	
Subpoena	" three "	1.00	
Change of Venue		.50	$3.50
Docketing Case			25
			3 75

Dated this tenth day of December A. D. 1870

J. D. Gargan J. P.

PRIVATE CORRESPONDENCE

WILLIAM N. BYERS CORRESPONDENCE[1]

[p. 1] [2]Mch 24 [18]70

Col. J. S. Loomis
New York,

Dear Sir: I reached home this a. m. at 4:30 in excellent health. Secured the *two* rooms opposite the railway offices at $35. per month; possession next week. Will get the propositions required by Meeker this evening or tomorrow. Write him by 6 o'clock mail today & will do same tomorrow—to St Louis. Materials all purchased today for the Denver Pacific.

I wish McCaffrey would stop a day at Omaha and examine Davis land system. I think some of his books & maps an improvement on anything I have before seen. He will be given every facility & politeness. I hope you will send him out at once. Weather magnificent. Plowing & planting progressing rapidly.

Yours Truly, Wm. N. Byers.

[p. 2] Mch. 24 [18]70

N. C. Meeker & Gen. Cameron
St Louis, Mo.

Gentlemen: I reached home this morning. Have the promise of a proposition and favorable terms from the Denver Land Association, and Gov. Evans is to see Phelps (who arrived here today) and secure same from him, for the Cache-a-la-Poudre tracts. I have no doubt that tomorrow will be able to advise you of both. Then will see what can be done with other tracts in same neighborhood. Will write you again tomorrow.

---

[1] Mr. Byers was general manager for Colorado of the National Land Company, assuming his duties as such in March, 1870. The appointment was accepted during a trip to New York made during the months of January—March, 1870. Mr. Byers' Diary of the year 1870, in the possession of his son, Frank S. Byers, of Denver, contains the details of this trip.

[2] The following letters of Mr. Byers, with the exception of those of July 22, 1870 and April 26 and 28, 1871, are to be found in his letter copy book, relating to the affairs of the National Land Company. The three exceptions are to be found in the letter copy book of General Correspondence for the period 1868-1871. Both of these books were kindly placed at my disposal by Mr. Frank S. Byers.

Wm. N. Byers,
Manager N. L. Co. for Col.

[p. 8] March 24 [18]70
Col. John S. Loomis
2 Astor House New York.

Dear Sir: Have secured today written agreements covering the tracts of land bordering Cache-a-la-Poudre desired by Meeker colony. I write him to St Louis.

Yours Truly
Wm. N. Byers.

Mch. 25 [18]70
N. C. Meeker & Gen Cameron
St Louis, Mo.

Gentlemen: Have secured the refusal of all Phelp's' land at $10. per acre & the Denver Land Association tract at $15 per acre—written propositions for both, running for thirty days from this date. Have talked a good deal with the railway directors and think we will have no difficulty in coming to terms.

Hoping to see you soon, believe me yours truly,

Wm. N. Byers.

[p. 12] April 3d [1870]
Col. John S. Loomis
2 Astor House N. Y.

Dear Sir: Have not yet rec'd a line from you nor from any one else of the Co.—not a blank or anything else. Am needing some money badly to fix up office & pay current expenses. Please have some forwarded at once. What delays McCaffrey? He ought to be here. Am receiving filings every day and am kept busy all the time answering questions and in fixing up the Meeker business. I go with them tomorrow to

Evans and the Cache-a-la-Poudre. Guess will get them fixed out in three or four days more. Must get up tract books & plats as soon as possible. Send some *Stars* soon as possible. What about commissions to local agents?

Weather magnificent. Only one cloudy day & one snow squall since came home. Crops nearly all in & small grain coming up finely.

Yours Truly, Wm. N. Byers.

[In left hand margin.]

I have applications for passage tickets—emigrant—from Norway. Give me best terms. We must beat the local [illegible] for emigrants.

[p. 13] April 3d [1870]

Chas. B. Lamborn, Esq.
Sec. & Treas. N. L. Co.
5th & Elm sts, St. Louis Mo.

Dear Sir: Col. Loomis assured me when I left New York that he would at once have some money transferred hither to meet expenses in fitting up office &c. None has yet come and I am needing it badly. I also need blanks and forms every day. Applications for land are coming in every day but I can as yet do nothing except place them on file. We can have a large business just as soon as we can be prepared for it.

Mr Meeker and Gen. Cameron are here. I go north with them tomorrow. I think will fix them out in two or three days more.

The K. P. should lose no time in getting their grant adjusted to their located line on this end the route. Yours truly,

Wm. N. Byers

[p. 14] April 6, [1870]

Gen Wm. J. Palmer
Kit Carson, Col.

Dear Sir: Have secured the location of the Union (Meeker) Colony on D. P. land. We are now making selections. Their cash payment for railway lands will be $30,000 to

$35,000. They also buy about $25,000 worth private lands and a large quantity from Gov't. We returned this morning from their location. Improvements will be commenced at once and pushed actively.

There is a large and growing enquiry for lands and many enquiries for those of the Kansas Pacific. If possible appraisements should be made upon this end of the line without delay. Mean time I am receiving applications for same. Have filed three today. Applications for D. P. lands are also pouring in daily.

Please advise me whether there is probability of change in the location [p. 15] of your grant. As I understand it your located line runs entirely off it.

Am glad to have your explanation of the Smith and Smedley matter—but yet think it important that their interest and influence should be conciliated if it can be done reasonably.

Hope to hear from you about the land matter and location of grant without delay.

Yours Very truly,

Wm. N. Byers

[p. 16] April 6, [1870]

Col. John S. Loomis
New York N. Y.

My Dear Sir: Have anchored the Union Colony (Meeker) as anticipated. Came from the location this morning—rode all night. We are busy selecting their first batch of lands & will complete it tomorrow. Will report the result when through.

Applications are pouring in & I am filing them but am not yet ready for a single transaction. Have no tract books, plats, blanks, forms, instructions nor anything else. No letter from you yet not word of McCaffrey.

The Kansas Pacific should adjust their grant to their location, if they are going to change, and appraise their lands at this end of the line. Filings upon them are coming in daily. Please hurry up my affairs. Yours Truly,

Wm. N. Byers.

Think we can secure agency for lands of St. Joseph & Denver road by a little figuring. Have the ropes in hand. Best streak of lands across the plains.

[p. 17] Apr. 8, [1870]

Chas. B. Lamborn, Esq,
5th & Elm Sts, St Louis, Mo.

Dear Sir: Received your telegram yesterday and this morning drew upon you for $200. This will not be sufficient to get my office fairly started—to furnish it, procure signs, stationery &c. Col. Loomis told me, last thing, to open a good office and fit it up in good style, which I am endeavoring to do, but am incurring no unnecessary expense.

Have located the Meeker colony and selected a portion of their lands. Will complete the sale tomorrow or Monday and can then make you a good report for a beginning.

Applications are coming in rapidly. The Kansas Pacific ought to get their lands in shape for market *at once*. Please push them.

Yours truly,
Wm. N. Byers.

[p. 18] Apr. 12 [1870]

Col. J. S. Loomis
2 Astor House N. Y.

Dear Sir: Enclosed I send you a/c of first sale to Union Colony for which they pay cash. They will make another large cash purchase in a few days and have contracted for all the railway lands at present surveyed north of the Cache-a-la-Poudre. They have also paid out to private parties over $25.000 for entries of land that had been made inside their location. Gen. Cameron takes charge and goes to work actively at once on the ground. Quite a number of the colonists are dropping in. Meeker leaves today or tomorrow for New York.

I am kept busy answering questions and talking about land. Need McCaffrey badly so we can get maps, plats and books in order for business.

Will the company authorize any advertising here? I think it would be beneficial.

[p. 19] In talking with Col. Greenwood the other day—suggesting that the K. P. Co. should at once appraise their lands on this end the line so that we could be selling them, he remarked that he had been applied to for lands and he thought he would have some one sent up to examine & fix a price upon them so that he could sell. I asked if the applications would not have to be referred to the N. L. Co? He said, "No, the K. P. reserves the right to sell its lands and to keep an agent in each town for that purpose." This was news to me and I think must result in confusion. How is it? I am receiving applications for K. P. lands and by a little advertising could, I think, secure nearly all, but if the railway company is so disposed, they can greatly embarrass our operations.

Mr. Lamborn authorized me by telegraph to draw upon him for $200. which I did but it is insufficient to meet first [p. 20] month's bills, increased, as they are, by expense of fitting up office—signs, furniture, stationery &c. Hereafter they will be comparatively light.

Will send estimate on the STAR [1] when copy of New York edition is received.

My friend, L. W. Tappan, of this city leaves today for New York and I have advised him to make your acquaintance. Please introduce him where convenient and promising advantage to his plans which he will explain.

Gen. Palmer and Col. Reiff are here and leave soon for an excursion to South Park and upper Arkansas.

The stages are unable to carry the incoming passengers though they bring from 60 to 70 per day from Evans alone.

Please hurry up the K. P. land business and instruct Mr Lamborn about my a/c's. Yours Truly

Wm. N. Byers.

---

[1] The official advertising paper of the National Land Company, called the *Star of Empire*.

[p. 29] Apr. 12 [1870]

Chas. B. Lamborn Esq.
Treas. & Secy. N. L. Co.
Saint Louis Mo.

Dear Sir: Herewith I send copy of first cash sale—$31,058.58—to the Union Colony. They promise to make another similar selection in a few days and have made contract by which they agree to buy all railway lands at present surveyed north of the Cache-a-la-Poudre.

I report sale to Col. Loomis direct.

Yours Truly
Wm. N. Byers

[p. 32] Apr. 13 [1870]

Col. J. S. Loomis
6 Astor House N. Y.

Dear Sir: I enclose you a copy of the form of deed adopted by the D. P. R. Co. yesterday. You will observe a special provision respecting fencing the track which must be explained to persons who think of purchasing lands contiguous thereto. Previous ignorance of it raised a terrible breese with the Union Colony fo[l]ks yesterday but this morning all was made serene by the Railway Co. conceding the point in their case. They had given notice withdrawing all negotiations.

We will have to procure I suppose official copies of all plats. From where best; the Sur. Gen'l, or Land Office?

What commission to local agents, and what instructions about supplying them with appraisement lists, plats &c? Several must be appointed soon.

[p. 33] Gen Hughes notifies me that he has collected for you a quantity of ores—probably a 1000 pounds. Shall I have them boxed and shipped?

Meeker and Cameron have got terribly out with Gov. Evans and somewhat with Gen. Pierce. They say that hereafter all their transactions will be through us. They are buying tools &c and employing men to go to work. Notice this week's News.

Yours Truly,
Wm. N. Byers.

[p. 60] Apr 27 [1870]

Gen. R. A. Cameron

Evans Col.

Dear Sir: I understand you talked of contracting with some one here for 100 farm wagons. If so please give us a show. I think we can give you as low prices and favorable terms as anybody.

Are you going to make another selection of lands before May 1st?

Yours Truly

Wm. N. Byers.

[p. 76] May 9 [1870]

Col. J. S. Loomis

Prest. Nat'l Land Co. 2 Astor House, N. Y.

Dear Sir: Col. Fisher, Supt. D. P. R. sent up a complaint today that half a dozen passengers came over the road with Union Colony tickets claiming that they should carry them to Denver—saying they were so assured in New York. He was going to repudiate them altogether but telegraphed Gov. Evans who replied that his understanding with you extended to all who desired to purchase lands. Last week an English party came through on Colony tickets and when the train stopped at Greeley no one got off, which seems to have irritated the railway men somewhat.

Cannot you make arrangement for low rate excursion tickets, with return to cover sixty or ninety days for us.

Yours Truly, Wm. N. Byers.

[p. 84] May 13 [1870]

C. N. Pratt, Esq.

Gen. Ag't. N. L. Co.

Chicago, Ill.

Dear Sir: We have made no arrangements nor promises for agency at Greeley. There will be but little to do there since the Colony itself covers all the adjacent country. However, we may when the work in this office is brought up, be able to give Mr Elliott something to do. As you are aware the railway co. reserves the right to nominate our local agents but our preferences will, I have no doubt, be in all cases considered.

I hear of a good deal of dissatisfaction at Greeley and some of the sore heads have applied for the use of our columns which was denied. I expected this result.

I expect Col. Loomis tomorrow night. McCaffrey is sick—laid up.

Yrs. Truly,
Wm. N. Byers,
Gen. Manager N. L. Co.

[p. 91] May 14 [1870]

H. T. West, Esq.
Greeley C. T.

Dear Sir: I enclose diagram showing the condition of Sec. 1, T 5, R 66 W. and price of the land remaining vacant. You will observe that four forties of that you want have been entered. They have never belonged to the railway company. In the present condition of the section I do not know whether you will want any of it at all. If you do, you can send memorandum of the particular tracts, & check, and I will have deeds made & send you at once.

A dispatch from a disgusted colonist appeared in the St Louis *Democrat* this morning to the effect that the Colony has broken up & the members scattering every where. I dispatched the associated Press contradicting it. Hoping to hear from you soon, I am, y's truly,

Wm. N. Byers
Gen. Manager.

Send the *News* word as to your progress.
Will publish with pleasure.
[In margin to left.] Will have blank deeds sent.

[p. 191] July 5, [1870]

Col. John S. Loomis,
2 Astor House N. Y.

Dear Sir: Herewith find copies of report of last month's business. It shows some improvement over that of May and just about covers all expenses. With only one eighth of our lands in Colorado ready for market it cannot be expected that we will do a very heavy business. The footings of our appraisement sheets show 531.438 87/100 acres, of the value $2.097.351 32/100. Average $3.94 6/10 per acre.

Please look over my letters and answer some others that seem to need reply.

We are trying to recuperate from a "total abstinence" celebration at Greeley yesterday. It was "mighty thin" but good. They are doing famously, lying reports to the contrary notwithstanding.

Expense this month will be considerably reduced.

Yours Truly,
Wm. N. Byers,
Gen. Manager N. L. Co.

[p. 227] July 22, [187]0

N. C. Meeker, Esq.,
Pres't Union Colony No. 1, of Colorado,
Greeley, Colorado.

Dear Sir: I hereby tender my resignation as Trustee of your colony, to take effect from the date of its acceptance by your Executive Committee. The time has doubtless arrived when you have abundant support within yourselves and it is certainly most proper that all your affairs should be controlled at home. Wishing you every success and the most unbounded prosperity, believe me, as ever, yours most truly

Wm. N. Byers.

[p. 231] August 1, [187]0.

Col. Chas. B. Lamborn
Sec'y & Treas. Nat'l Land Co.
Cor. 5th & Elm Sts. St. Louis Mo.

Dear Sir: Herewith I transmit our monthly statement for July, statement of account and abstract of vouchers. Business has been very bad. The Union Colony were to have paid us at least $10,000 in cash in July but failed to come to time. Farmers who want to square out their farms have been busy with their harvest and many have written to request a few week's or month's delay. I think this month will be considerably better, and hope before long that some of the promised new colonies will begin their selections.

Judge Devereux gave orders today for a set of plats for his appraisers, but he has not yet explained his plans. Please acknowledge receipt. Yours Truly.

Wm. N. Byers,
Gen Manager

[In margin to left.] Will get Gov. Evans to advance our July commissions & then draw upon you for $35.88 to balance accounts.

[p. 246] August 11, [187]0.

Col. Chas. B. Lamborn
Sec'y & Treas. N. L. Co.
5th and Elm Sts. St. Louis, Mo.

Dear Sir: Yours of 7th inst. at hand.

The Union Colony made a contract for a certain body of land for which they were to pay cash from time to time for certain portions—1/5 of the whole each year for five years. Each year there is an advance in price of 50 cts per acre. The purchase they made the other day was outside of the land covered by that contract, hence the departure from the original agreement. They were to have made another selection and cash payment in July but failed to do so. They promised about $10.000 in that month. Business is running much better this mo.

I enclose Mr McCaffrey's voucher for July, signed. Think I will avoid such an oversight hereafter. Yours Truly,

Wm. N. Byers,
Gen. Manager

[p. 419] April 26, [1871]

Private

Wm. E. Pabor, Esq.
Greeley, Col.

Dear Sir: Do the colony records show that I was ever enrolled as a member? I have recently been told that they do. If yes, has any selection been made for me, and is there yet time to pay arrearages? An answer will much oblige yours truly,

Wm. N. Byers.

[p. 419] April 28, [187]1.

Wm. E. Pabor, Esq,
Greeley, Colorado.

Dear Sir: Your favor of yesterday's date at hand. Many thanks.

It is as I thought in regard to membership but, I was assured that my name appeared on the list as having paid the initial fee ($5.00) which I thought possible.

I would like to go in but am too hard up at present to make a start. Many thanks for your kind offer.

Yours Truly, Wm. N. Byers.

MISCELLANEOUS CORRESPONDENCE.[1]

[CAMERON TO ? DR. CHARLES EMERSON.]

Elmira N— Y— March 17, 1870

My dear Doctor—

I am just back from New York this evening, having been snow bound twelve hours, and was very glad to meet your letter here.

The propositions we found in New York were incomplete and unsatisfactory, seeming determined to drive us to Evans, where every body says we must not go; which is in accordance, you remember, with the advice and opinion you privately gave me. Mr Meeker and myself are to be sent back to reopen and close negotiations when the right point is reached. I am to be left on the ground to act as Superintendent to locate the people.

---

[1] All of the following letters are to be found among the collections of the Union Colony Historical Society.

If you know of a competent person (who is or wishes to be a member of the Colony) to act as Surveyor in running out and [p. 2] plotting the town and adjoining lands, write me here within a week and after ten days at Denver. We may give him employment.

We have agreed to cut the out-lying property into pieces of five acres, ten, twenty, forty, eighty, and one hundred and sixty each, and to apprize each tract, the average value at $150 each, making those who have the best pieces pay a little something to those who have the poorest. And in case two or more persons insist upon having the same tract, to then sell it to the highest bidder. We have agreed to give sufficient ground to any parties, over and above their share, who will erect grist-mill—saw-mill or a good brick hotel containing 90 rooms

As soon as a location is made, I will write you (telegraph if you wish) that you may be on the ground at once. I hope you may see it to your interest to do so; as I know you and will need your Counsel and advice.

I wish you could unite with some parties [p. 3] in putting up a temporary hotel and boarding house, if your first location does not suit you the building could be taken down and moved anywhere. Not that you might desire to run a hotel but you might find some partner that would. The want for it will be immediate and pressing. I am in correspondence with some parties in Texas in regard to operations in cattle, which I shall open to you when we meet again.

If you are early on the ground, you will have many opportunities to see what is necessary to be done, and what will pay the best the first season.

My eldest daughter, who has consumption, is quite feeble. I hope to be able to get her to Colorado in May, in which case I am not without hope she may recover.

Very truly yours

R. A. Cameron—

[MEEKER TO WEST.]

OFFICE OF THE NATIONAL LAND COMPANY,

Denver, Colorado, April 11 1870.

H. T West

Evans Colorado Dear friend,

We cannot well get thro so as to start before to morrow noon & we shall probably come in our own conveyance We have a surveyor engaged here, on Dean who is said to be a good man— I would be glad to have Mr. Phelps survey the Ditch if he can get time— but we want to be there when it is done— We have had great trouble with Barnes but have finaly closed with him & paid his check—Tuttle started at noon

Truly

N— C— Meeker

[CAMERON TO WEST.]

Denver Apr'l 13 70

Brother West

Mr. Meeker left this afternoon with the *"Colony Horse and Waggon"* He will arive tomorow night, and give you full particulars

I enclose you a pass obtained from [p. 2] Governor Evans. The President has the neccessary papers for your Notarial Public appointment.

Truly yours

R. A. Cameron.

[CAMERON TO ? MEEKER.]

Denver April 15 70

Dear Friend

I wish you would not sign that contract which the D. P. R. R. gave us for 50,000 acres of Land as it is not according to our agreement, but return them to me blank and I will have new ones drawn by Mr. Witter.

We agreed for 50,000 acres north [p. 2] of the La Poudre to be covered by a ditch running from the cannon on a practical rout East, and it was repeated over and over again that they did not expect us to take any north of that ditch line.

Now a strict construction of the words put in by Evans that we were to take the Sections in [p. 3] a line would make us take many sections of land as you will see by the large map given us to act upon which they never expected to sell us, or even any one else. It is best to have it made plain now before we increase any further the values of lands. [p. 4] I think you better not make any perminent record of any buisness under our Legal Organization as the Union Colony of Colorado untill we can be together as some important points have occurd to me.

I have seen Wheelers brother and he will send [p. 5] him in so I can close with him Monday.

Tell Sanborn that his friend Mr. ——— who he boarded with will send him money today.

I wrote to West a day ago sending him his pass but now find it in my pocket and enclose it.

Truly yours
R. A. Cameron.

[MEEKER TO CAMERON.]

OFFICE OF THE NATIONAL LAND COMPANY

Chicago, Ap 25 1870

Genl Cameron
Greely Col—

Mr Pratt of the above Company has joined our Colony and as he is confined here attending to transportation matters he wishes you would make a selection for him of a lot say of 10 acres, or he he would like it not more than 2 miles from town in which case he would not expect so much. Now please make a good selection for him, for he will do good service for the Colony as you will know he is able so to do

Truly Yours
N— C— Meeker.

[Cameron to ? West[1].]

Greeley Colorado July 25 70

Dear Old Brother

You left very suddenly, not even saying "good by."

Since you left we have received the resignations of Mr. Witter & Mr. Byers, and a private letter from the former a very interesting letter intended only for our private eye.

Nothing can be [p. 2] done untill you return, and then I have something to say to you.

You know that the success of the Colony is due to Mr Meeker, and yourself with my little help and no one can rob us of the honor

I shall write my wife to come out with you on the 10 of August. My Brother-in-law Mr. Fitch Flower [p. 3] will also call on you coming through with our car-load of Freight and may ask your councle.

Please also call on Drug house and tell them we shall order a little bill from them within the next six weeks. Make arrangments also, for us to purchas book and [p. 4] Stationary, also Segars and Tobaco.

Write us soon and remember me ever as your friend

R. A. Cameron.

[p. 5] P. S.

When my wife and two children arive in Chicago, see if you cannot get them passes out, as Mr. Meeker did his.

You can say what you know to be true that I have worked to hold this thing up and make it a success, and you can tell them how valuable my [p. 6] labors have been as compared with any ones else. You know what two men have had most of the weight thrown on their shoulders.

Do this and I can reciprocate some day.

Yours

Cameron

---

[1] Mr. West seems to have been absent from Greeley in July and August, 1870, as his name does not appear in the minutes of the trustees for that period.

[NETTLETON TO WEST.]

Pleasantville Penna
Dec 8*th* 1870

Mr H. T. West
Greeley Col.
Dr Sir.

I wish to inquire if Babcock has deposited a check in the Bank to my credit for $88 00 also if McDivitt & Stratton have left the am't of their bills.

I have not sold my property yet. Money is a little close here and business quite dull on account of the low price of oil which is caused by the Foreign War, but principally by the large increase of production amounting to over 18000 bbls pr day against about 12000 one year ago— Property has declined in value here since last spring—I have done but little surveying since I returned having been summoned on the Grand Jury a few days after my return— The weather has been very fine here all of the fall this eve are having a warm thunder shower.

Some friend kindly sent me the first number of the Greeley Tribune which is quite creditable

I had subscribed for it and the Rocky Mountain News (weekly) but neither have yet made their appearance

What is the news in Greeley? Have you any stock for sale located or not if so please describe the location and state prices I have some friends who wish to buy—

You cannot sell me another ticket via the St Louis and Chicago R. R. as the holders are entitled to only Second class fare on that Road. Did you know it when you sold me the ticket?

I am very glad to learn by McDonnald that the ditch is so near done I had not calculated that it would be finished this fall or before cold weather—

The progress of the Colony is watched with much interest by many people in the East, and it seems to me that arrangements for building Ditch No 1 might be made, as many are looking towards Colorado for a place settle— My best regards to all who may inquire

I am yours very Respectfully
E. S. Nettleton

[NETTLETON TO WEST.]

Pleasantville Penna
Jany 18, 1871

Friend West

Yours of the 20th ult came in due time— I learn that the price of membership has been put down to $155, that being the case I do not think the locations on those you have will warrant the advances—if I reccollect Block 40 lies down near the river and is not a desireable building lot—I did not have any trouble with the ticket I bought of you, although it did not entitle me to first class fare over the St. Louis & Chicago R. R. but through kindness of the conductor received what I expected when I purchased the ticket

How did some of the *timid* ones in Greeley stand it with the thermometer 28° below zero? I hear the cold you had about the middle of Dec was uncomon for that locality. I *hope* so. About the Holidays we had extreme cold here 14° below is the lowest I have heard here. last week we had a January "break up" which spoilt our fine sleighing and nearly took the frost out of the ground—

From different sources I learn that there is a fine prospect for a large emigration to our neighborhood next season. I presume you are acquainted with many in the Chicago Colony. Have they made the selection yet?

The Colorado fever is raging here considerably Some of my friends insist that I shall deliver a public lecture on matters pertaining to Colorado, the Union Colony and Greeley—if I had the Generals gift I would not object, but really people are very much interested in things connected with [p. 2] the Colony. I have to spend about two hours each day in answering inquiries and explaining matters about the past present and future of the Country and Colony

Several families will probably go from this vicinity next season. Many more will go if they can sell out—just now it is a very bad time to sell—Money is quite close and business dull, though the staple product of this country is looking up which has a tendency already to help business

I have not sold my House & Lot yet and hardly think I shall I have a good opportunity to rent for about 10 p ct—on its value and I think I may do that instead of selling at a sacrifice though I had much rather have the money to use in the West—

[Personal matters. 2 paragraphs omitted.]

I have the promise from some Capitalists to visit Greeley in the Spring with a view of investing in stock, manufactures or something which may look favorable for moderate but *sure* returns—

[Personal matters. 3 lines omitted.]

E. S. Nettleton

[NETTLETON TO WEST.]

Pleasantville Penn^{a}
February 11th 1871
Saturday Eve

My Friend West

Your letter of the 4th inst is at hand. And as I shall return so soon I think I had not better purchase the stock you speak of, though before mailing this I will show some parties here who are intending to purchase new certificates the location on the map of the city, and perhaps they will think best to pay the advance in order to secure the Residence lots—Several parties from this place intend to visit Greeley this spring but from your Report they will find it rather "Dry picking" for City lots—We ought to have made the town site larger, and I can see that some will be very much dissattisfied if the "Reserve" is not used to supply the deficiency—I have seen Isaac Canfield and had a letter from his Father respecting Freights & Car

I am negotiating for freights. I can get a Hannibal & St Joseph Car sent to our place to go through to Greeley for about $400. but I think that too high to warrant us to ship our goods, as we could not get over Three or Four tons of Furniture and H. H. Goods in a car. hope to hear Monday the cost pr hundred lbs.

Mr Hanna was here last week. he has really got "Cattle on the Brain" he has changed his plan and intends to buy in Iowa instead of Texas. I think this will relieve his family of some anxiety—Some parties are talking of putting in some money in the enterprise

I have not sold my property yet My Friends here advise me not to offer it for less than I am. There is a good prospect of the Pithole Rail way being extended through this place, in that event property will advance. I think there may be something in it for I received a telegram from the Superintendent of the road this P. M. that he would be here Monday to see about buying or renting my house—

I recd a letter from the Genl today asking me to come very soon. I shall try and arrange to leave week after next and I think it very doubtful if my family can come so soon, and I probably shall leave them to come with some friends later—

A letter from C. N. Pratt says they have located the Chicago Colorado Colony on the St Vrain and Boulder creeks. I think that is a fine selection as I suppose we run that R. R. line last fall through that locality, and I noticed it was a fine country—

I judge Pinkerton's Colony is not making as rapid progress as he anticipated

It is very easy matter for people to talk of going west but it is another to sell out just now without a large sacrifice

My wife has got up quite smart but has not been out of doors yet, the babe is 4 weeks old to night—

I hope to meet you in Greeley in a few days.

[Endorsed] E. S. Nettleton Letter Febry 11, 1871

EXCERPTS FROM COLORADO NEWSPAPERS[1]

[ITEMS ON THE VISIT OF MEEKER TO COLORADO.]

[2]The excursion party with which is Cyrus W. Field left Pueblo yesterday morning for Colorado City, and will be at Denver to-night or to-morrow. Among the party is Cyrus W. Field, A. D. Richardson, and N. C. Meeker, of the *New York Tribune,* Morris K. Jessup, a New York banker connected with the negotiation of the loan for the Kansas and Denver Pacific roads, Mr. Archer, of the Kansas Pacific, who was here in the interest of that road two years ago, and several others.

DISTINGUISHED ARRIVALS.[3]

Mr. Cyrus W. Field, C. N. Meeker, one of the editors of the *New York Tribune,* Gen. W. J. Palmer, Dr. C. C. Parry, Jas. Archer, and Gen. Carr, were among our noticeable arrivals yesterday. They are here to make an inspection of our Territory, and see if its wonders have been exaggerated. Most of the party, including Mr. Field, go to Georgetown to-day, and will return Saturday night, Mr. F. desiring to leave the next morning for the East, as it is likely he will be present at the opening of the Suez Canal in less than a month from now. Mr. Archer and probably Mr. Meeker, will remain here for a week or two, and will endeavor to become better acquainted with our people and resources. We bid them all welcome.

---

[1] The following excerpts from the newspapers of Colorado are not intended as a complete reprint of all the articles appearing. In the case of *The Greeley Tribune* such a course would be impracticable. In the other newspapers a number of articles duplicate information. All articles which throw light upon the conditions in the colony are, it is believed, here reprinted.

[2] *The Daily Colorado Tribune,* October 20, 1869, p. 4.

[3] *The Daily Colorado Tribune,* October 22, 1869, p. 1.

[1]The storm prevented our distinguished visitors from proceeding to the mountains as they intended and desired. They consequently will leave this morning for Cheyenne. Mr. Meeker of the *New York Tribune* will stay awhile.

---

[2]Mr. Field, Gens. Palmer and Carr, Mr. Archer and Gov. Evans, leave this morning for Cheyenne, via the Denver Pacific railway. They will reach the end of the track tonight, where they will take the cars. Gov. Evans goes as far as Omaha and then returns. Yesterday Mr. Field, Gen. Palmer and Mr. Archer visited Golden City and Murphy's coal mine, returning in the evening.

[Announcement of the Formation of the Union Colony.]

[3]Mr. N. C. Meeker, of the *New York Tribune,* has formed his colony for settling in this Territory. We understand that it consists of about eight hundred persons, who have a regular organization. Horace Greeley himself is President of it, but of course the Philosopher will not come himself; Mr. Meeker is Treasurer. The locating committee is to start for Colorado at once to select the site for their town.

THE UNION COLONY.[4]

Our people are interested in everything pertaining to the colony which Mr. N. C. Meeker is organizing for Colorado. For this reason, and because it contains hints useful to all emigrants to this territory, we copy the following article of Mr. Meeker, from the N. Y. *Tribune*:

"In giving to the public the constitution and by laws of this colony, as adopted, I wish to make some statements in regard to what is supposed to be the greatest difficulty—irrigation.

[1]*The Daily Colorado Tribune,* October 22, 1869, p. 4.
[2]*The Daily Colorado Tribune,* October 23, 1869, p. 4.
[3]*The Daily Colorado Tribune,* December 30, 1869, p. 1.
[4]*Daily Rocky Mountain News,* January 19, 1870, p. 1.

What is suited for a small colony is not so for a large one. The healthfulness and purity of the atmosphere of Colorado are due to the fact that rain seldom falls, hence there must be artificial supply. Now, to make a selection that shall include also, rich soil, coal, stone, and iron ore, and be in a vicinity where timber can be had, is the work of the Locating Committee. Such a combination as this is rare, even in the old states, and wherever it exists real estate is of great value. There is scarcely a doubt that such a combination can be had in a territory so large as Colorado, and which has not been culled as other western states have been. Irrigation is cheap or dear according to the amount of land to be watered and the distance the water is to be brought. It is an improvement which corresponds to what must be made in every new country that it may be habitable; it is no greater than must be made in any new state where rain falls—perhaps it is not so great—since the colony, besides manufacturing, will largely engage in growing stock, which is to be cared for by herdsmen, as is everywhere practiced in Colorado, and no fencing will be needed, at least at present. Every good farmer who settles in a new country goes into the stock business as soon as he can, and he ceases to grow grain except for his own use. The cost of irrigation is perhaps equal to fencing, and it is a work that is to be extended from year to year. During the first year gardens can be plowed and some vegetables raised, and a few acres for each member prepared for growing breadstuffs the next year. A new settler needs at least eighteen months in which to grow bread, wherever he may locate, hence the actual condition in Colorado is the same as in the state of Iowa, but the preparation is of a different kind. That this system requires work is true, but there is no place on the face of the earth where work is not required, and there ought to be none. A colony which can control water in that country will be master of the situation for all time. Some look upon irrigation as an alarming thing, but they do not consider that by this means the growth and yield of fruit, vegetables and grain is enormous, as is proved by the productions of California, now in the front rank of food-producing states; while in Colorado, where there are many good farms, there is a similar exhibit, and its wheat is superior to the finest Genesee. Nor is irrigation a new thing at all. It is practiced in southern Europe, particularly in the valley of the Po, which is the garden of Italy, and it has been established in a large part of Asia for so many ages that it is seldom mentioned. That a country where irrigation is a necessity, is favorable for health and human development, would seem evident from the fact that the first human pair—precious in the sight of their Creator—were placed in the garden of Eden, which was watered by a river.

[CAPITALISTS TO BE INVITED TO PURCHASE LAND FOR THE COLONY.]

[1]The executive committee of Mr. Meeker's Union colony for Colorado held a meeting in New York, a few days since, and voted to "make arrangements with capitalists friendly to the movement to purchase large quantities of land adjoining the colony land proper, to be held in trust by the treasurer for two years, that accessions may be made during this period, and that the colony may control the surrounding country. Such capitalists as buy this land are to be allowed 50 per cent. for the use of their money until the land is sold, and if not sold, they are to possess it in fee simple." A soliciting committee was appointed, and the enterprise is being vigorously pushed. It promises a large and valuable addition to our population this year.

[THE LOCATING COMMITTEE TO GO WEST IN FEBRUARY.]

[2]The locating committee of the Meeker union colony will start westward early in February. They will visit Kansas, Nebraska and Colorado, before they return, although the preference is already given in substance to Colorado. The committee consists of Mr. N. C. Meeker; W. C. Fisk, of Toledo, Ohio; and Gen. Cameron, of Elmira, N. Y.

---

[1] *Daily Rocky Mountain News*, January 24, 1870, p. 1. See the minutes of the executive committee for January 3, 1870.

[2] *Daily Rocky Mountain News*, January 29, 1870, p. 1.

By telegraph from N. Y.[1]

The committee of the Union colony with N. C Meeker as chief, left today for Colorado, to select lands for the colony

---

[THE LOCATING COMMITTEE REACHES DENVER.]

UNION COLONY.[2]

The locating committee of the Union Colony, lately organized in New York for settlement on lands in Colorado, arrived yesterday evening at the Broadwell House, where they have taken rooms. The committee consists of N. C. Meeker, Esq., of the *New York Tribune;* Gen. R. A. Cameron of Elmira, N. Y.; W. C. Fisk, Esq., of Toledo, O.; and H. T. West, Esq., of Chicago, Ill. Mr. Meeker is accompanied by an invalid son.

The committee stopped at Evans for examination of the Cache-ala-Poudre valley, but were obliged to suspend the examination by reason of not being able to get full information in regard to the unoccupied lands of that section, so they came on to Denver to get a look at the plats, etc., in the land office here. The committee will establish headquarters and radiate from here in selecting a location for the colony. We give them welcome and hope their mission will be crowned with a full measure of success.

[ITEMS ON THE INVESTIGATIONS OF THE LOCATING COMMITTEE IN COLORADO.]

[3]The Locating Committee, Messrs. Meeker, Cameron, West and Fisk, of Union Colony, spent most of the day yesterday at the Land Office in the examination of township plats. They were assisted by several gentlemen who are well posted in land matters. The Committee leave this morning on an extended tour of observation in the south. They will first stop at Colorado City; one of the party will make a detour up the Platte.

---

[1] *Daily Central City Register*, February 3, 1870, p. 1.

[2] *The Daily Colorado Tribune*, February 10, 1870, p. 1.

[3] *The Daily Colorado Tribune*, February 11, 1870, p. 1.

into the mountains and join the main party at Colorado City. From there they go to Cañon City; thence to Pueblo; thence to Fort Garland and the San Luis Park; thence to the Rio Grande via Poncha Pass through the South Park to Denver. The Committee propose to make quite a thorough examination of the agricultural lands of the Territory before reporting a location to the Executive Board, by whom their location has to be approved. We wish the party an agreeable and pleasant tour.

---

[1]The Meeker party returned from the south this morning, having gone only as far as Canon City. They had anticipated going into the San Luis park, but failed to get through the pass, owing to the deep snow. They will make a thorough examination of the country north of the Divide.

THE UNION COLONY.[2]

Mr. Meeker, General Cameron and others of the locating committee of Union Colony, returned from the south yesterday. They only went as far as Cañon City, being unable to get into the San Luis Park on account of the deep snow on the pass. They leave on Monday morning to take a thorough look at the various valleys between Denver and Cheyenne, after doing which, they will proceed to Salt Lake City to study the system of irrigation as practiced by the Mormons. It is their desire to learn from Brigham Young or some other of the Mormon officials, their method of colonization when new towns are to be built up, and probably they could go to no part of the country where they could get more information on this subject. We understand that the committee are also intending to take a look at Bear Valley, on the Union Pacific Road, that company being quite anxious to have them locate there, and for which they offer strong inducements. The committee are well pleased with

---

[1]*Daily Rocky Mountain News*, February 19, 1870, p. 4.
[2]*The Daily Colorado Tribune*, February 20, 1870, p. 1.

Colorado as far as they have gone, and if they find any better place we shall be greatly surprised and disappointed.

LETTER FROM SOUTHERN COLORADO[1]

Colorado City, February 18, 1870.

. . . .

I met the Union Colony committee at Cottonwood on their return; they only went as far as Canon City, and were there informed that it would be difficult for them to get into San Luis valley by reason of the snow in the mountains, consequently their examination of Southern Colorado was very superficial. . . . .

H.

[THE LOCATING COMMITTEE RETURNS EAST.]

[2]The "Meeker Locating Committee" has returned east. The *Omaha Herald* had a call from them, and says: "Mr. Meeker and his associates have examined the country in Colorado, as far south as the Arkansas, and as far west as Bear River Valley (Evanston) in Utah and Wyoming. They are more than delighted with what they have seen. They now go to New York to report on the various locations, embracing as many as three between Cheyenne and Denver. They expect liberal propositions from the Union Pacific and other railroad corporations, and will undoubtedly receive them. More than 500 men, men of means and capital, are already in this movement, men of the highest character and intelligence in the main, and the executive committee have received more than 5,000 letters of inquiry in regard to the plans, objects and aims of the association."

—[3]W. C. Fisk, of the locating committee, Union colony, was in St. Joseph, last Monday and informed the *Herald* that the location would, in all probability be made in Colorado, which is good.

---

[1] *The Daily Colorado Tribune*, February 21, 1870, p. 1.
[2] *The Daily Colorado Tribune*, March 9, 1870, p. 4.
[3] *Daily Rocky Mountain News*, March 11, 1870, p. 4.

---

[1]A press telegram yesterday said: "N. C. Meeker, President of the Union Colony, of which Horace Greeley is treasurer, returned from his trip west in search of a location. He reports that 100,000 acres of land in Colorado, can be purchased for one dollar per acre.

[The Locating Committee's Visit to the Bear River Valley.]

—[2]When Mr. Meeker was out here the first time, some one in this city pictured to him, in glowing terms the beauties of Bear river valley, meaning Bear river west of the range in this territory. Mr. Meeker, however, got the impression that it was the Bear river that heads somewhere in the western part of Wyoming and flows into Salt Lake, and upon expressing a desire to visit it, was kindly furnished with passes over the Union Pacific, and he and his party went there, after examining this territory. The result was that that valley fell far short of the description given them, and they returned east feeling considerably disappointed. If they had visited Bear river, Colorado, they would have found everything just as it had been represented.

[The Locating Committee to Return to Colorado. The Plans of the Colony.]

THE UNION COLONY.[3]

The locating committee of the Union colony, of which Mr. Meeker is president, will be in Colorado in three or four days, to purchase lands for the colony and make other preliminary arrangements. Mr. Meeker publishes the following notice in the New York *Tribune*:

---

[1] *The Daily Colorado Tribune*, March 11, 1870, p. 4.

[2] *Daily Rocky Mountain News*, March 21, 1870, p. 4.

[3] *Daily Rocky Mountain News*, March 26, 1870, p. 1.

The committee of this organization for selecting a site have reported on several locations to the executive committee, which has directed them to return to make a purchase. There are difficulties in getting so large a tract of first class land as the colony requires all in one body, and belonging to one party, and more or less complication arises in securing for the colonists a territory wholly under their control. One proposition which in many respects is favorable, is to buy largely on railroad land, which costs about $3 an acre. In this case the colony would have its own station and county seat.

The number of members who have paid their full dues is about 400, and the amount of money on hand is $60,000. It will be difficult to complete the necessary preliminaries and announce the location before the first of April. It is expected that members will begin to move in April or May, and full directions will be given in regard to the articles they should take as well as other matters.

The committee were pleased with the country; the weather during the entire month of February was pleasant; farmers were putting in their wheat, and the roads were dry.

The executive committee have voted to name the town after Horace Greeley, who has promised to deliver an address to the people of the colony on the Fourth of July next.

N. C. Meeker,
President of the Union Colony.

—[1]Mr. Meeker and Gen. Cameron of the Union colony arrived this afternoon.

[ANNOUNCEMENTS OF THE LOCATION OF THE UNION COLONY.]

—[2]We are pleased to announce that the locating committee of the Union colony have decided to locate in the northern part of the territory, having found a tract of land suitable in every respect. We congratulate the people of Colorado upon such an acquisition to their numbers. The Union colony is composed of hundreds of intelligent and enterprising people who will make the now wild but fertile valleys of northern Colorado to "blossom as the rose."

---

[1] *Daily Rocky Mountain News*, March 31, 1870, p. 4.
[2] *Daily Rocky Mountain News*, April 7, 1870, p. 4.

[1]The Union Colony has fixed upon a location not far from Evans. The site of their town has not been positively fixed, there being a number of contracts to be completed first. The Colony will have five hundred families on the ground in a short time. We shall give further particulars shortly.

[Comment on the Probable Success of the Colony.]

THE UNION COLONY.[2]

The location of the Union colony in our territory is a matter of great interest and importance to our people. It not only brings to us a large body of the best class of citizens, but is a public testimony to the material advantages of Colorado, in itself of the highest value, and that must have the effect to direct general attention to this region; for the intelligent locating committee of the colony visited the most inviting localities of the "Far West", and after deliberate comparison of the soil, climate, means of communication, and other essentials to pleasant and prosperous settlement, have given their decided preference to Colorado. This is a fact that will tell. It ought to tell. It is the deliberate judgment of men of intelligence and sagacity, and it will be accepted by others contemplating emigration to the West as a sound and reliable opinion, upon which they themselves can safely act. And this will eventually bring thousands more of enterprising settlers to Colorado.

The Union colony has some marked peculiarities, which its projectors believe will contribute largely to its success. Their town of Greeley is to be a temperance town. The members of the company are temperate men, and by the terms of their compact the manufacture, sale and use of intoxicating liquors are to be wholly excluded from the lands owned and controlled by the company. If this rule can be enforced, there is no doubt that it will promote morality and good order in the colony, and make it a nucleus for settlers who desire to place their families under safe and elevating influences. Such a community will naturally and speedily furnish itself with schools, libraries, churches, and all the means and influences by which cultivated and christian society perpetuates itself. The experiment will be a very interesting one, and even those who do not personally sympathize with the strict code of the colonists as to liquor, must nevertheless concede that if they err at all it is on the safe side. In a country where freedom of drinking is very apt to degenerate into destructive recklessness, an illustration of the other extreme by a whole community may prove a wholesome example and restraint to the rest of us.

---

[1] *The Daily Colorado Tribune*, April 8, 1870, p. 4.
[2] *Daily Rocky Mountain News*, April 9, 1870, p. 1.

The colony starts virtually on the joint stock basis. The land is purchased out of the common fund, and is held by Horace Greeley as trustee for the stock-holders, who will subsequently become personal owners of the land by compliance with certain conditions. There are town lots, larger rural lots around the town, and farm lots outside of these, all of which will be equitably distributed, and eventually secured by title to those occupying and making certain specified improvements upon them within a given time.

We not only hope for the Union colony the highest and best success, but we confidently predict it. It is organized on a sound basis; it has ample capital to enter at once upon all necessary improvements; it has hit upon one of the best locations in the best territory in the Union; it is managed by shrewd, sagacious and honorable business men, and in fact it has all the elements of a pleasant and thriving settlement. May Colorado soon have many more like it.

[The Number of Colony Members.]

—[1]The Union colony now numbers over five hundred members who have paid up in full, and more than two hundred additional that have paid membership fees only. A cheering republican gain for Colorado.

---

[1] *Daily Rocky Mountain News*, April 9, 1870, p. 4.

[ORGANIZATION AND PLANS OF THE COLONY.]

THE UNION COLONY.[1]

The definite location of what is commonly known as the "Meeker Colony", renders a description of its organization and purposes, appropriate. We accordingly will attempt to do this, as we understand it.

If we are not mistaken, the idea of such a colony as this, was a pet one of Horace Greeley's, on the strength of whose wishes and requests, Mr. N. C. Meeker of the *Tribune* staff, commenced to travel in the search for the kind of country desired. He went through half a dozen or more Southern States, and found nothing, and then came west. He visited Kansas and Colorado, and returned to New York, where the colony was organized on the 23rd of December, 1869. Mr. Meeker was elected President, Gen. Cameron Vice President, and Horace Greeley Treasurer.

A locating committee was then appointed, who visited Colorado, Nebraska, Kansas Wyoming and Utah, and they were unanimous in the opinion that no where was there anything to compare with Colorado in advantages. Upon so reporting to the colony they were sent back to secure lands, which has now been done. Seventy thousand acres in all have been obtained, including 50,000 acres of railroad lands, and 20,000 entered under the pre-emption and homestead laws, and bought of private parties. The town has been named Greeley, and by the 4th of July, when Mr. Greeley is going to address them, they expect to have a city in something more than name.

Five hundred members of the society, most of them being heads of families, have paid in the sum of $150 each, as all other members will have to, before receiving any of the benefits of the society. To provide against speculators, who might otherwise pay their fee and obtain a portion of the lands without settling upon them and contributing to the general improvement, the lands are placed in trust of Horace Greeley, to be deeded only upon occupation and improvement. The society will organize under our general incorporation act, as "The Union Colony of Colorado," and will make themselves a permanent society for the encouragement of emigration to their midst. An office will be kept permanently in the *Tribune* building, New York, and a proper person kept in charge. The results of this will be seen in the addition of thousands of the best kind of people to our Territory.

---

[1] *The Daily Colorado Tribune*, April 9, 1870, p. 1.

It is perhaps known to some of our readers that there are two cities in the United States where liquor cannot be and never has been purchased. Those cities are Vineland, New Jersey, and Evanston, Illinois. The latter was named in honor of our Ex-Governor Evans. Deeds for property in these places contain a provision that no intoxicating liquors shall ever be sold on the premises or words to that effect. Greeley will be the third city of that kind.

The members of the colony will now be soon arriving. Special arrangements have been made over all the roads, so that each member comes on a special ticket as soon as he is ready. It is expected that in addition to the erection of their houses, and public buildings, such as school house and church, they will raise a part of a crop during the present year.

The five hundred members include workmen of all trades and professions, besides men of capital for carrying on manufacturing, &c. There are also among them fancy stock and fruit growers, and some who will introduce a new business into the Territory—that of growing mint, burgamont, &c., for their essential oils.

The committee now here estimate that most of the trading of the colony will for the first year, at least, be done in Denver. They inform us that their estimate is, that the 500 families will at least average $200 each during the year, amounting to $100,000. Our opinion is, that it will be much larger, but those are the figures arrived at in New York.

We have thus given a brief statement of some of the more important facts connected with the colony, and we expect in future issues to chronicle its rapid success. We have no doubt but that it will be the most important in its grand results that ever located in the west, and its effect upon Colorado can be no more measured at the present time than can that which will follow the two railroads about to reach us.

N. C. MEEKER.[1]

The settlement in our Territory, and but a few hours ride from this city, of a colony which will at no distant day be second only in size to the city of Denver, and which must of necessity contain men of prominence, ability and future importance, renders a sketch of their lives of interest. Hence we have "interviewed" "one who knows"—the President of the colony, Mr. N. C. Meeker, and we present the following as the opening sketch:

Mr. Meeker was born a few miles from Cleveland, Ohio, in 1818, being now fifty-two years old. He was one year at Oberlin, and graduated at Western Reserve College, of which Dr. Pierce, father of our General Pierce of Denver, was President. In the early part of his life he was a farmer in Eastern Ohio, but left that to enter upon mercantile pursuits. In 1857 he moved to the southern part of Illinois, and became a successful farmer and fruit-grower. At that time he commenced his agricultural writings for the *New York Tribune,* first as a volunteer, and in 1860 as a regular paid contributor. So successful did he become in this line, and so valuable were his writings, that in 1867 he was induced to discontinue his agricultural pursuits altogether, remove to New York, and attach himself to the editorial staff of the paper on a liberal salary.

Mr. Meeker has traveled extensively over the United States, and possesses peculiar qualities which make his letters of unusual interest. He gives much attention to details, writes in an easy sensible way, so that the reader sees what is being described, just as the writer sees it. Mr. Meeker is not a talker, is modest and unassuming to a fault; would attract no attention in a crowd, and would generally be underrated. In appearance he reminds us of a miller, or Horace Greeley as tradition describes him in his earlier days. His face is good, and denotes honesty, simplicity, confidence, that he is a searcher after truth, and aims to benefit mankind.

---

[1] *The Daily Colorado Tribune,* April 12, 1870, p. 1.

His position as President of the Union Colony, is the first public office he ever held, and we have it from good authority that he only accepted this, upon the positive refusal of his friends to allow any one else to do so. His mission to Colorado is a great one. It is to write up in the next five years this Rocky Mountain country for the *Tribune* in the most thorough manner; to tell the world of its grandeur, its beauty, its wealth, its people—individually and collectively—its progress in the great march of civilization, its openings for capital, its asylums for the sick—in fact everything that the most active brain or the quickest eye can discover. This, in addition to his efforts in founding a city, which shall be an honor to America, makes his position a noble one, and deserving of the best wishes of all our people.

[Purchase of Land By the Colony.]

LARGE LAND TRANSACTIONS.[1]

The Union Colony has just completed, through the National Land Company, a purchase from the Denver Pacific Railway and Telegraph Company of over sixty thousand acres of land, upon which they paid in cash over $31,000. Another payment will be made inside of sixty days. For some of this land they pay five dollars per acre, and the average is over three and one third dollars. They also apply to government for an equal amount, and have paid to individuals for improved and entered lands, within the last week, almost $30,000. Their purchases entire will cover at least, 150,000 acres, and amount to more than $400,000. Mr. Meeker left today for Greeley to commence work actively, in surveying the town, digging ditches and getting in crops. He will in a few days start for New York.

---

[1] *Daily Rocky Mountain News*, April 13, 1870, p. 1.

There has been talk of attempts at jumping colony lands. Our advice to such as have thought seriously of so doing—if any there be—is to let the job out. The colonists have moved cautiously and securely. Right, law and justice is on their side and will protect them.

GEN. ROBERT A. CAMERON.[1]

Continuing our personal sketches of the prominent men of the town of Greeley, recently founded in our Territory, we give to-day the following facts concerning Gen. Robert A. Cameron, Vice-President of the Union Colony, which we obtain from a mutual friend.

Gen. Cameron was born in Brooklyn, New York, in 1828, and lived there until 1842, when he removed to Valparaiso, Indiana. His home was at that place for the next twenty-five years. He graduated at the Indiana Medical College in 1849. In 1857 he purchased the Valparaiso *Republican* newspaper, and run it until 1857. In 1860 he was elected to the Indiana Legislature, where he distinguished himself as an active leader on the Republican side, a ready debater, forcible and argumentative, able, honest and fearless, all rare qualities in a politician. He was a member of the Republican convention which first nominated Mr. Lincoln for the Presidency, and was a member of the delegation which cast the first full State influence for him, and which was quickly followed by the other States.

At the breaking out of the war he raised a company as rapidly as men could be enrolled, and on the 17th of April, 1861, reported by telegraph to Governor Morton, and was on the same day mustered into the three months' service as Captain of a Company in the 9th Ind. Vols. Upon going to the seat of war, he was promoted to be Lieutenant-Colonel of the 19th Indiana Volunteers in July of the same year, and in June

---

[1] *The Daily Colorado Tribune*, April 13, 1870, p. 1.

1862, he was appointed by President Lincoln Brig. Gen. on the special recommendation of Gen. Grant for gallant services at the siege of Vicksburg. After the fall of Vicksburg he was sent to the Department of the Gulf, and there commanded the 3d Division of the 13th Army Corps in Banks' Red River campaign. When Gen. Ransom fell, at Sabine Cross Roads, the command of the corps devolved upon Gen. Cameron. He was afterwards placed in command of a District in La Fouche, La., and we recently saw a letter from there which said that they had just formed a new parish (county) and had named it "Cameron"—"after the gallant General who so bravely defended the rights of the loyalists in the dark days of the rebellion."

For distinguished services in Louisiana Gen. Cameron was breveted Major General of volunteers in March 1865.

On the battle field of Garrick's Ford, in West Virginia, in the early part of the war, he was personally complimented by Gen. McClellan.

During one of his campaigns, through exposure and exhaustion, he lost his eyesight, and for nearly two years he was totally blind. It is gradually improving now, and will undoubtedly eventually be entirely restored.

In personal appearance Gen. Cameron is several degrees removed from a pigmy. His height is six feet or over, and his weight more than 200 pounds. He impresses us as a man of solid worth whom it is well to tie to, and we doubt not but that he is destined to become an influential citizen of this Territory, as he has been of all other States or localities where he has lived.

[THE EXECUTIVE COMMITTEE REPORTS ON THE ADVANTAGES OF THE LOCATION SELECTED.]

UNION COLONY.[1]

The following information is given in answer to numerous inquiries that have poured in upon the promoters of the Union Colony:

---

[1] *The Daily Colorado Tribune*, April 12, 1870, p. 2.

LOCATION.

The locating committee, consisting of the President and Vice President of the Colony, have determined upon both sides of the Denver Pacific Railway, fifty-two miles north of Denver and fifty-four miles south of Cheyenne. The town site will be in every respect desirable, inasmuch as there are several localities each suited to the purpose. The lands of the Colony stretch away in all directions; gently undulating prairie, thickly covered with the rich native grasses of the country.

SCENERY.

Eastward, the outlook is down the plain that stretches unbroken to the Missouri river, six hundred miles away, relieved by the groves and fringes of timber that skirt the Poudre and Platte rivers and Crow creek. North and south are rolling prairies, and westward the same to the mountain foot, twenty miles distant but plainly distinct, and in the wonderfully clear, rarified atmosphere, seeming scarce half a dozen miles away. Beyond that line rises the great Rocky Mountain chain, massive and dark, with pine forests, rising ridge beyond and above ridge until they culminate in the lofty snowy range, fifty miles away and with a sweep at least a hundred and fifty miles. Long's Peak is the nearest and seems the loftiest in sight. It bears southwest by west and is over fourteen thousand feet high. Snow is always visible on the main range.

SOIL AND PRODUCTS.

The soil is rich, warm and generally deep, containing sand enough to make it pleasant and easy of cultivation. It is formed from the denudation of the mountains and is composed of disintegrated feldspar, granite, lime and sandstone with magnesia, soda and vegetable matter. It produces well all the small grains common to the latitude, grasses and vegetables. As proof we cite the native grasses which cover the entire country; springing up rapidly in the spring and early summer, they are cured into hay as they stand, and upon them cattle feed and keep fat until the next year's crop comes on. Of grain, wheat is the leading crop. Spring varieties are generally sown, though fall or winter wheat does well. Spring wheat is planted from February to the first of May, but the earlier, as a general thing, the better. The average crop throughout the Territory for three years past has been about twenty-eight bushels per acre. Forty bushels is not an uncommon yield and the premium crops in the last three years were respectively 68¾, 72¼ and 65½ bushels per acre. The average yield of oats and barley is about thirty-five bushels per acre; of corn thirty, and of potatoes one hundrd and fifty. The premium corn crop in 1868 gave 115 bushels to the acre and was raised near Denver. Exceptional crops of potatoes have exceeded 600 bushels to the acre. The average weight of cabbages is fifteen to twenty pounds—exceptions often running up to forty or fifty, and a single specimen reaching eighty-two pounds. Melons, twelve to fifteen pounds; pumpkins fifteen to twenty pounds, with many very much larger ones. Garden vegetables common to the latitude do well without an exception. Wild fruits are abundant and a never failing crop. They consist of plums, cherries, thornapples, currants, grapes, gooseberries, and, in the mountains, the addition of strawberries, raspberries, service and whortleberries. All the small fruits produce abundant crops under cultivation, and limited experience with the larger varieties have been successful. Peaches have been grown in Boulder and Arkansas valleys, pears in Denver and apples in various places.

STOCK, BUTTER AND WOOL.

Owing to the fact that horses, cattle and sheep, if they have free range, always thrive without being fed, Colorado must ever be prominent as a stock growing, wool producing, and butter and cheese making country. Stock men estimate the cost of raising cattle to the age of five years at one dollar and a half per head per year. This of course contemplates unlimited range, cheap herding and no feed except what they find for themselves. At the present time milch cows are worth from $35 to $65 each. Five year old steers, suitable for beef, $45. Oxen $110 to $125 per yoke. Saddle ponies, $75 each. Good farm horses, $350 to $500 per span. Mules, $350 to $450 per span. Broken down stage horses, $100 each. Sheep increase rapidly and are invariably healthy. Herds that have been brought from the States infected with the foot rot have entirely recovered from that disease in a short time and it has never been known among native flocks. Butter and cheese making are very profitable. The native grasses furnish the best of food, whilst pure water and air enable the dairymen to turn out the most excellent of those articles, for which there is always a ready, cash market.

MINERAL PRODUCTIONS.

Sandstone abounds in the vicinity and will doubtless be found upon the lands of the colony. Lime, or plaster, is found in the higher lands adjacent to Greeley, which has been used in the vicinity for building or plastering, and answers the purpose well. Coal has been found within eight or ten miles, and a bank twenty miles distant is being worked. Abundance will probably be discovered on the lands of the colony. The coal veins of the Territory are very numerous and range from three to eighteen feet in thickness. Along the foot of the mountains, twenty miles west of Greeley, and bordering the lands of the colony, there is abundance of iron—consisting of hematite, bog and magnetic ores—coal, gypsum, limestone, freestone and granite, all in close proximity.

TIMBER AND LUMBER.

There are inexhaustible supplies of timber from thirty to sixty miles west along the Cache-a-la-Poudre in the mountains. It consists of white, yellow, black and pitch pine, white, yellow and red fur, spruce and cedar. It can be floated down the stream named to any point desired. Millions of feet of railway and other timbers have already been brought from the mountains in that way. Lumber is now worth on the ground from $30 to $40 per 1,000 feet.

MANUFACTURES.

Excellent water powers can be made all along the Poudre and at Greeley they can be multiplied to any extent desired. Saw mills and wood working machinery will be first required. They can be put in operation almost immediately. Flouring mills must follow soon. Manufactories for brick, furniture, wooden and willow ware, cheese, beet sugar, pottery, paper, leather, harness, agricultural implements, boots, shoes, woolen goods, &c., may be added rapidly as stock is abundant and the market ready for all such goods. Furnaces for the manufacture of iron, and foundries and machine shops for its working, will be required and prove profitable.

CLIMATE AND ITS EFFECTS.

Greeley is in latiitude 40° 30°′ and 4,800 feet above the sea level. The temperature in the warm days of summer ranges from 84° to 96° above zero, in the shade. The sun shines very warm some days, but in the shade the air is always pleasant, fresh and cool. Sultry, hot nights are unknown. In winter, the common range of the thermometer is from 30° to 60° above zero, but in most winters the temperature at two or three periods and for one, two or three nights each time, falls below zero. At one time the past winter it reached 18° below at Evans. The prevailing winds, the year round, are from the northwest, ranging all the way between north and west. Northeast winds bring snow in winter and rain in spring and summer. There are occasional wind storms but no tornadoes. Fogs are unknown. The average fall of rain in spring and summer, from the most reliable data at hand, is six inches; of snow in winter and spring, from twenty-five to thirty inches, giving five inches of water, and a total for the year of eleven inches. The first snow usually comes in October and the last in April or the first of May. There is seldom more than three or four inches on the ground at a time, though two or three falls of thirty inches each have occurred in the last eleven years. Rain comes in showers through April, May, and June, and occasionally in July and August, after which there is seldom any until the next spring. Rain never falls in the winter months. Owing to the firmness of the surface soil, roads seldom get unpleasantly dusty or very muddy. For natural excellence as highways they are doubtless the best in the world. The best evidence that late spring frosts do not kill fruits, is the fact that the native wild fruits never fail to produce full crops.

As healthfulness is largely dependent upon climate it is classed under the same head. Colorado is far above the average of "healthful countries," so-called. The invigorating air gives remarkable tone and elasticity to the nervous system. In that respect none other is known to excel it. Agues and other miasmatic diseases, are unknown. Asthma is quickly cured. Pulmonary diseases and bronchitis never originate here, and unless firmly seated are greatly relieved or entirely cured by a change hither. A long list of diseases, to which females are peculiarly liable, are greatly mitigated in their severity. There is nothing that can be termed a "prevailing disease of the country."

MARKETS.

The immediate markets for the colonists will be Denver, fifty-two miles south, Cheyenne, fifty-four miles north—both reached by railway—and the mining towns of Gilpin, Clear Creek, and Boulder counties, from fifty to one hundred miles distant, over good wagon roads, or by rail to Denver and thence by wagon for thirty-five to fifty miles. The development of the gold, silver, and other mines will secure always a reliable and growing market, which will doubtless task to its full capacity, if not entirely outstrip, the agricultural facilities of the Territory. Wheat is worth two and a half cents per pound, corn and oats the same, barley four cents, flour $4.50 to $6 per $100 pounds, butter forty-five to fifty cents per pound, potatoes two to three cents, eggs thirty-five to forty cents per dozen.

WAGES AND PRICES.

Farm laborers now command from $25 to $40 per month, with board. Mechanics $5 per day, without board. Women as cooks and housekeepers, $7 to $10 per week with board and room. Mexicans, as teamsters and herdsmen, $15 to $25 per month, and board. Good two-horse wagons, with brake, bows, sheet, &c. complete, cost at Denver from $125 to $140. Double harness, $40. Best steel plow, $15. Agricultural implements of all kinds, a trifle above Chicago prices.

BEASTS, BIRDS AND FISHES.

Native to the country there are upon the plains, antelope, deer, wolves, foxes, badgers, prairie dogs, rabbits and a number of smaller animals; to the mountains, elk, white and blacktail deer, antelope, grizzly, cinnamon and black bear, mountain sheep, mountain lions, wolves, foxes, martin, mink, hedge hog, mountain badger, beaver, weasel, cony, &c., &c. Birds are abundant—all the water fowls, four or five varieties of grouse, including the prairie hen, sage hen and ptarmigan, and a great variety of singing birds, including the lark, robin, mocking bird, blue bird, oriole thrush and black bird. Quails have been introduced the past winter. Of fish there are trout, river white fish, suckers, and a number of others. Game animals, birds and fishes, are protected by wholesome territorial laws at certain seasons.

WATER AND IRRIGATION.

Springs abound along the Poudre river. Good water can be procured in wells from ten to thirty feet deep, owing to location. Irrigation is necessary to produce crops, but the expense and labor are by no means formidable, while it gives the farmer absolute control of the nourishment of his crop, increases the yield and practically insures it. The supply of water for that purpose is abundant and entirely under control of the colony. The Cache-a-la-Poudre heads in the snowy mountains, and in summer, when water is most needed, the supply is greatest. The warmer and dryer the plains the fuller the streams.

MISCELLANEOUS.

There are a number of inquiries that cannot well be included under any of the foregoing heads which will be answered here. Wheat does not rust. Weevil and chinch bug are unknown. Grasshoppers occasionally become a scourge in some parts of the country, but in a series of years their depredations upon crops have certainly been less than five per cent. per annum throughout the Territory. The people of Colorado are generally enterprising and wide awake. The colonists will occupy new ground with very few of the former settlers among them. There need be no fear of trouble with Indians. Money is worth two per cent. per month upon real estate security. Loans prudently made are absolutely safe. There are national banks at Denver and Central, and private banking houses at those places, Georgetown and Cheyenne. The country is admirably adapted to the culture of sugar beet. The crop is wonderfully large and very rich in saccharine properties. Peppermint and other essential oil herbs will also prove profitable crops; irrigation placing their culture entirely within the control of the planter. It might be well for the colonists to bring stock from the States. Horses and mares, the latter preferable, can be purchased in eastern Iowa at $100 to $125 per head. Three year old heifers in southwestern Iowa and northwestern Missouri at $15 to $18 each. Good farm wagons can be bought in Chicago for $70 to $75 each, shipped to some starting point on the Missouri river, whence a party of twenty or more men, properly armed, with a competent and experienced leader, can drive teams and herds across the plains without much danger of loss. Some good blooded stock horses, cattle and sheep, for breeding purposes, should be brought by all means. Ayrshire cows and Devon bulls would be a good investment. Fruit trees, grape vines, shrubbery, and all kinds of plants can be put out this spring. Ground will be in readiness. Mail matter for colonists on the ground should be addressed to Greeley, Colorado.

N. C. Meeker, Pres.
R. A. Cameron, V. Pres. } Ex. Com.
H. T. West, Local Sec.

[THE OMAHA HERALD ON THE LOCATION OF THE COLONY.]

THE LANDS OF COLORADO.[1]

Concerning the Union Colony's location, we take the following from the *Omaha Herald*. It surprises us, who have so long known and so frequently published as facts the surmises set forth below, that it should ever be considered questionable this side of the Missouri:

---

[1] *The Daily Colorado Tribune*, April 15, 1870, p. 1.

It may not be altogether flattering to Iowa, Kansas and Nebraska, that such an important colony has passed hundreds of miles beyond their borders to found an agricultural community. To eastern people, who still believe in the "Great American Sahara" of the earlier geographies, it must be a matter of astonishment that Mr. Meeker has taken his followers to the extreme western verge of that mythical country. And what is the lesson which the fact conveys? The answer is, that such intelligent and careful observers as Mr. Meeker and his associates are willing to stake their money and their future fortunes upon the belief that the richest agricultural region on the continent, within their preferred parallels of latitude, is that which they have choosen to be their home. It will not surprise those who, like ourselves, are already converts to this kind faith and doctrine, if these colonies shall prove the solid ground of their confidence by their works.

[A RESIDENT OF WELD COUNTY ON THE ADVANTAGES OF THE SITE SELECTED.]

OLD WELD HAPPY.[1]

Fort Lupton, Weld Co., Col.,
April 13, 1870.

Editors News:—I have not trespassed upon your columns for so long that I am afraid you may think me dead, and stop the News, thinking the estate is not worth the back subscription. But I can inform you, sirs, that Weld county is looking up. Old Weld, that has lain wild for so long, is to be reclaimed and be made to "blossom like the rose." The Union colony is to locate in this county, on the Cache-a-la-Poudre, six miles from Evans, our county seat. The locating committee have certainly justified the confidence placed in them by the colony, by selecting the most advantageous site, notwithstanding the persistent efforts made by different rings to haul them about. They have shown their good sense and integrity by locating in the best county, everything considered, in the territory. Our stock range is inferior to none; our agricultural capacity is superior to any, and our numerous coal veins are a well recognized fact; while the best vein in the territory is within our county lines; I refer to the old Austin. Financially our county is ahead, not owing a dollar and a surplus in the treasury, while we have placed no incubus upon our energies and resources by railroad subscription or otherwise. And for size, bless you! We could absorb the entire population of one of the little eastern states, and give each man a stock range to himself. The locating committee have shown their good sense by locating upon the Denver Pacific road, as by the completion of the Kansas Pacific to Denver this fall, which is a fixed fact, it places them upon the great thoroughfare of the continent, accessible by rail from any part of the Atlantic and Pacific states. While the settlement will more than double the wealth and population of Weld county, it will insure the admission of Colorado as a state, at the next session of congress, as our hitherto disputed political position will be placed beyond a doubt. So, brother News, just hold my hat while I shout *Vive la Weld.*

---

[1] *Daily Rocky Mountain News*, April 16, 1870, p. 1.

Nemo.

[The Colonists Begin to Move Westward.]

—[1]From Monday's Cheyenne *Leader*: A large number of colonists, *en route* for Greeley, Colorado, arrived on yesterday's train from the east. The Denver Pacific company had provided an extra train, which took the new comers out without detention.

[2]The Omaha *Herald* of Sunday says of the Union colony: This colony destined for the new town of Greeley, on the line of the Denver Pacific, and which we learn is comprised of the best class of pioneer settlers, have commenced to move to their new home, and about fifty went out west on the Union Pacific yesterday. Others will follow almost daily, until the full number of about one thousand families have established their city

---

[1] *Daily Rocky Mountain News*, May 4, 1870, p. 4.

[2] *Daily Central City Register*, May 5, 1870, p. 4.

home. These are not emigrants, but well supplied colonists, with means and material for immediate success. They are comprised of farmers, merchants, mechanics and professional men, with money, stock, goods, skill, tools and knowledge to establish immediate independence. They have splendid tents for homes until houses can be built; material for manufactures, and stock for farms. The fruit of the gathering will be a city built in a day.

[A DISGRUNTLED COLONIST.]

—[1]Some sore-headed Union colonist who expected to find a finished town at Greeley, with manufactories, churches and street cars awaiting him, telegraphed to the Missouri *Democrat*, and his special was published this morning, to the effect that the Union Colony is all broken up and the members scattering in every direction. The statement is false. There are only a few of that kind of fellows in the colony—probably three or four—and they had better go back to Illinois at once. They are not wanted in a new country—unless it be to start grave yards.

[PROGRESS OF THE COLONY TOWN.]

—[2]A private note informs us that every thing is doing well at Greeley, and that the colonists, as a rule, are well satisfied with the country and their location. The large ditch is progressing rapidly, houses are being rapidly built and every thing is going on finely. There are at least 400 people there, and the colony so far is a perfect success. That it will be so is assured by the character of the people who compose it.

A GOOD ACCOUNT FROM GREELEY.[3]

Greeley, Colo., May 23, 1870.

Editors News: We understand that reports have been circulated that the Union colony had been broken up and that the members had left. Could those who have sent such reports visit our colony, and see the improvements made during the last week, and converse with our best men, they would come to a very different conclusion. It is true that there has been some dissatisfaction, but the most of it has arisen from a misunderstanding in regard to our situation. Some have come, expecting to obtain an eighty or one hundred and sixty acre tract of land immediately adjoining the town site, and were dissatisfied because they could not. Others came wholly unprepared as to clothing and shelter, and of course felt some privations to which they were unaccustomed, and were thus disappointed.

---

[1] *Daily Rocky Mountain News*, May 14, 1870, p. 4.
[2] *Daily Rocky Mountain News*, May 21, 1870, p. 4.
[3] *Daily Rocky Mountain News*, May 25, 1870, p. 1.

Lumber has now become more plenty, and as we have two large buildings and nine tents for present shelter, we shall have no more trouble of this kind.

Another class, and the most troublesome, have come expecting great chances for individual speculations, and because they found that such was not the case, and that they could not obtain positions as officers, they have left us—for which we are very thankful.

The town of Greeley will be built; and those who have borne the brunt of the labor will have occasion to be proud of their work. Some of our members have been to the mountains and purchased logs, which they will send down the river during high water. They have sent a man to Chicago for the machinery for a good saw mill, which we expect will be in operation in a few weeks. Good clay has been discovered for brick, and a yard will probably be started soon. A fine bed of clay for pottery ware has also been discovered and will be used. Parties are on the ground ready to contract to put up grout and adobe buildings at about the same price as wooden ones will cost. A company for mining coal has been organized, and will proceed to immediate work. They expect to obtain plenty of coal on the colony grounds. We have found fair stone within six miles of the town and hope to find some nearer.

At church, yesterday, there were present by actual count, two hundred and fifteen persons—twenty-three being women. We have at least four hundred persons on the ground, and all are doing their best to build up the place and are working in general harmony. The clouds are passing away and the sun of prosperity is shining brightly.

Yours truly,
H. T. West,
Secretary Union Colony.

[MEEKER'S PERSONAL PLANS.]

[1]N. C. Meeker, President of the Union Colony, writes from New York to the *Omaha Herald,* refuting the slanders on the location of the Colony by a few disappointed ones who returned east. He closes his letter as follows: "One word more. I know all about Colorado; all about Iowa, Missouri, and the whole west, and this bosh about Colorado being unproductive, is a dodge of land speculators, real estate adventurers, and of 'dead beats' generally. I am selling out my property here; I hope within ten days to be on the ground of the Union Colony, to commence forthwith to build as nice a house as I am able, and during the remainder of my life, where I mean to live at home."

[COMMENT ON MEEKER'S ANSWER TO SLANDERERS OF THE COLONIAL ENTERPRISE.]

—[2]In a letter to the Omaha *Herald* Mr. N. C. Meeker answers the slanders of a few of the deserters from the Union Colony. He gives a plain statement of the facts, and indulges in some well-pointed sarcasms on the deserting colonists, as well as on the course of the Council Bluffs papers. His letter is a complete refutation of the lies told by the kid-gloved gentleman who saw nothing but barrenness in Colorado. Regarding the course of the Council Bluffs papers, and the evident motive which prompted it, it is too mean and contemptible to be noticed, and presents a strange contrast to the more manly conduct of the Omaha *Herald* and *Republican.* All we have to say is that when the papers of a town have to resort to such low and unfair means to obtain settlers, they had better lay no more claims to rival Omaha. Mr. Meeker's letter, however, is the best rebuke they could have.

---

[1] *The Daily Colorado Tribune,* May 26, 1870, p. 4.
[2] *Daily Rocky Mountain News,* May 26, 1870, p. 4.

THE UNION COLONY.[1]

A Denver Visitor is Astonished.

What He Saw and Learned There.

Greeley, May 23.

Eds. Tribune:—We are living in a fast age, in an age of wonders. Especially true is this remark when applied to our own land and people; where every one is free to think, free to speak, free to act, and free to work. Everything is done in a hurry; we conceive plans and execute, all at once; with us to conceive is but to build. Cities are born and grow to maturity, as it were, in a single day, and in the twinkling of an eye the desert is changed into a garden. To what, unless it be the peculiar character of our institutions—union and freedom—shall we attribute this rapid growth and development of our country? And now the question arises, what must this freedom, with this mighty union of heart, heads, and hands, bring forth? A *civilization* on a scale greater than the world has yet seen.

These thoughts flashed through the mind of your correspondent as he came in sight of Greeley, the home of the Union Colony of Colorado. Never did we more fully appreciate the true character of the American people than when we stepped from the cars at Greeley, greeted by the sound of the hammer and the merry hum of the laborer as he toiled building his future home. Would you see an example of the energy and pluck of Americans, come with me to Greeley and note the results of the past three weeks. A city has been founded, houses erected, gardens tilled, ditches dug, and one man I noticed busily engaged in planting fruit trees. A spirit of enterprise pervades the whole colony; you will find represented here, every section of the Union, from the rock-ribbed hills of New England to the shores of the Golden State. The colony own about 12,000 acres of land, a mile square of which has been laid out in city lots. The city site is beautifully located in the valley of the Cache-a-la-Poudre, about four miles from its junction with the Platte. The view of the mountains from this point is grand and magnificent; eastward, the landscape stretches out into a gradually widening plain, as far as the vision can extend, and the bluffs standing in bold relief on either side. All taken together, combine to make the view picturesque and beautiful.

---

[1] *The Daily Colorado Tribune*, May 26, 1870, p. 1.

The colony numbers about 500 souls, men, women and children, and rapidly increasing. Between thirty and forty wooden houses have been erected, and many more are in process. Owing to a scarcity of lumber, building has been somewhat retarded; though a lumber yard has been established, yet the supply is not equal to the demand. A number of buildings have been purchased and conveyed from Evans to this place. Your correspondent has been informed that nearly every house in Evans is for sale and can be purchased by the colony. Cities rise and fall like bubbles on the water, and as Greeley rises, Evans falls.

Greeley can boast of a postoffice, a grocery, a boot and shoe shop and a hotel, (Bailey House) where at any hour of the day you can be accommodated with a good square meal. Its proprietors (Root & Hankins) are polite and gentlemanly.

A ditch for irrigating is nearly completed, and others are in prospect.

A coal company with a capital of $10,000 has been formed, and arrangements are also being made for making brick.

The colony, fully appreciating the good results that naturally flow from proper intellectual and moral training, have made preparations for the erection of school houses, churches and other public buildings, while a Sunday school has already been organized. There is another fact worth noticing, strange and paradoxal as it may seem, and that is this: that the sale of alcohol is expressly forbidden by the constitution of the colony. With such principles as these, a people is sure to prosper. There never started out a class of men with brighter prospects of success than those composing the Greeley colony—men of character, influence and capital being at the head of the movement. The most influential man on the ground is Gen. Cameron—full of life and energy.

Mr. Meeker, President of the colony, reports that the receipts of the colony will average $1,000 per day (terms of membership being $150). P. T. Barnum, prince of humbugs, is a member, and will visit Greeley in June. He writes Fisk (a capitalist) who is putting up the largest building in town, telling him to build as large as he can, and he will *beat* him when he (B.) gets there. Thus, ever from boyhood up, has he talked.

Some little dissatisfaction prevails among the colonists, and a few have returned to their old homes; they expected too much; their imagination having got the better of their reason and experience. They did not realize the many difficulties that would present themselves in the settlement of a new country; and thus they were disappointed and *murmured* and at last *turned back into Egypt*. Most of them however are contented, and bound to make the enterprise a success. Experience and energy, character and capital will win the victory. Would that a dozen colonies composed of such men were located in Colorado.

Yours, *Libertas.*

[Changes in the Qualifications for Membership.]

THE GREELEY COLONY.[1]

Greeley, C. T., May 27, 1870.

Publishers Colorado Tribune.—At a meeting of the Executive Committee of Union Colony, held at Greeley, Colorado, this 27th day of May, 1870, the following resolutions were adopted, viz:

Resolved, That on the fifth day of June next, the books of

---

[1] *The Daily Colorado Tribune*, May 30, 1870, p. 1.

Union Colony, No. 1, at the price for membership of one hundred and fifty dollars, and five dollars for contingent expenses, be closed, and that between that time and the first day of August hereafter, the lands now purchased may be selected.

Resolved, That on the fifth day of June, 1870, books for receiving new members be opened, and that the price of membership shall be two hundred dollars, ($200) and five dollars ($5.00) for contingent expenses for the next six months, dating from June 5th, 1870, and that those joining as new members shall be entitled on and after the 1st day of August next, to select from the lands previously purchased, and from the new lands purchased, equally with the old members, who have not located their land.

The members joining the colony after the 5th day of June, shall be allowed one year from the first day of August, 1870, in which to make the improvements required.

Members declining to select and improve their land may transfer their interest in the colony by gift or sale, but the holders of the certificate (receipt) will be required to take possession of the land to which the original purchaser was entitled, and improve the same, as no money invested in land by new members will hereafter be refunded by the colony.

H. T. West, Sec'y.

[ADVICE TO DISCOURAGED COLONISTS. THE ADVANTAGES OF BOULDER COUNTY.]

DON'T GO BACK.[1]

When people emigrate from the older States westward, it is difficult for them to anticipate and fully realize the difference between an old settled country, with its many acquired advantages, and a new country, the resources of which are just beginning to be developed; hence, to many who emigrate west things appear so different from what they expected that they turn about and go back, without looking around, or waiting till they get over being homesick, or find out the advantages and future prospects of the country to which they have come. Now this is all wrong and foolish, for such persons are never prepared to judge of a country, or whether they will like it or not, until they have looked around and stayed some time in it.

---

[1] *The Boulder County News*, June 1, 1870, p. 2.

We understand that some of those who belong to the Meeker colony came all the way from Illinois and some of the other States, and when they arrived at their new home were so much disappointed that they *immediately* reshipped and took the back track, without even looking around to see if there was not some place in all Colorado that might satisfy them. Now Greeley, the town just springing into existence by the colony, is situated in a very rich valley, near the confluence of the Cache-a-la-Poudre with the Platte river, and on the Denver & Pacific railroad, thereby possessing all the advantages of an agricultural district as well as railway communication. Yet it labors under some disadvantages. It is a long distance to timber and not very convenient to coal, so that when the immigrant from the States arrives at his new home he naturally concludes that if he is not far from water he is a good way off from fuel.

We have long since thought that the county of Boulder possessed more natural advantages than any other county in the Territory, having within its limits proper proportions of mountain and valley, prairie and timber, of agricultural, pastoral and mineral lands, all distributed admirably through the entire county. Then her many streams, all having their sources about the snowy range, meandering easterly at proper distances from each other, all afford an amount of water power for machinery and manufactories of all kinds, unsurpassed by any county of like extent in the United States, if not in the world.

Again, no county contains a greater variety of soils. All along the streams there are extensive low bottoms, the soil of which is a black loam, covered with a heavy coat of grass, making better hay than the best of timothy in the States. Joining these are the second bottoms, containing a red clay soil, with sub-soil of yellow and red clay, which is suitable for the growth of wheat, rye, oats, barley, and vegetables of all kinds grown in the States. Indeed, there is no soil in Illinois, Iowa, Wisconsin, Indiana or Minnesota equal to it for small grains, either in quality or quantity. Back of these lie the table-lands and bluffs, covered the year round with the best of grass for any kind of stock.

Nor are these all. Along the foot of the mountains and in the canyons are small bottoms and hill sides, with soils just adapted to the growth of all kinds of fruit grown in the States, except in the extreme southern tier. These nooks of ground are peculiarly adapted to horticulture, being sheltered and protected by the hills and bluffs from high winds, and early and late frosts—for it is a fact that we do not have frost at the foot of the mountains as soon in the fall by about two weeks as we do at twenty, or ten, or even three miles away from them, nor so late in the spring either.

Thus we find there is no danger of any one branch of industry being overdone here as in the States, especially those we have named, because there is so large a field for nearly all branches of industry. No danger of grain coming down to State prices, because all will not be producers of it; the same may be said of all other branches.

We have mentioned but a few of the many natural advantages Boulder county possesses. While other counties have many in common with us, only a very few have all of them. We might mention many more of her advantages. Her vast forests of timber alone are a source of immense wealth, covering the foot-hill and mountains, their majestic shadows inviting the weary pilgrim to rest. Here too is the very place for the invalid seeking to recuperate or regain his shattered health. Boulder city certainly is *the* locality for him. Situated in the valley, in a curve of the mountains that places it nearer the snowy range than any other valley town we can truly say, her atmosphere is always salubrious, her scenery beautiful, and her water the best that nature affords.

Then we say again to the immigrant, go not back again; but if you are not pleased with Weld, Larimer, Jefferson, or some other county, visit the valleys of St. Vrain, Left-Hand and the Boulders. In short, don't go back, and leave a country possessing a thousand natural advantages to one the country has that you return to. Stay and help develop this, the best, the healthiest, and destined to be the richest State in the Union. There is room in Boulder county for thousands more, and in the Territory for tens of thousands.

[POPULATION. BUSINESS HOUSES. GOVERNMENT. IRRIGATION.]

FROM GREELEY.[1]

An Interesting Letter from the New Town.

Greeley, May 31.—Greeley, at present date, contains seventy houses and 460 inhabitants, many of them still living in tents. This infant town is now four weeks old and growing vigorously; thereby, is entitled to rank as one of our western cities. She expects soon to shake hands across the Platte with Denver, and be her rival friend, with a friendship strong as the iron band, which in four weeks is to bring them so near together.

The places of business now open are three general provision stores, two bakeries, two meat markets, one hotel, neatly kept, with board and lodging at $10 per week; one boarding house; a blind, sash, and paint shop; a furniture room; an artist's room (landscape and portrait painter); a bank of exchange; a post office and depot; also a telegraph office, soon to be in operation. Every day houses come over from Evans, and new ones are built. Wood is the only available building material. Houses are made in the plainest style of architecture. Much of the lumber comes from Chicago, costing $38 per thousand by the car load. There has been no important development of natural resources. A coal mining company has been organized and an exploring party sent out, also a lumber party has gone to the mountains.

Municipal authority is in the hands of the people. The trustees have the direction of irrigation, road-making, mining,

---

[1] *Daily Rocky Mountain News*, June 1, 1870, p. 1.

&c. The executive committee have charge of the division and distribution of lands. The first survey, or survey of the town and five acre lots, is nearly complete. All the blocks are 400 feet square and divided into sixteen, eight, or four lots, according to the distance from the depot. One hundred and thirty-five acre lots lie immediately about the town. Nearly all this land is taken, except that reserved for persons coming next fall.

Cache-a-la-Poudre river runs closely along the northern boundary of Greeley, touches it on the north-eastern corner and passes off to the south-east, leaving a fringe of cottonwood trees to relieve the view in two directions. The irrigating canal passes through the south-west corner and forms a southern boundary. Hundreds of fruit and forest trees have been set out and much land plowed and planted in "good faith" that irrigation will shower its benefits on us in a few days. The workmen are now engaged upon the last of the nine miles of digging but "the way the water comes down at" our door remains to be demonstrated through all the lines, angles and curves of the whole distance. The trees meantime are watered from three or four wells; a Herculean task indeed. It remains for the future to decide whether energy now manifested by this colony is real unflagging enterprise, or merely enthusiasm.

It would be a seven days wonder, if "all went merry as a marriage bell," if there were no one to find fault, no one to make blunders or to be disappointed; if every one found all his air castles without a blemish. There is no such seven days wonder here. Many are disappointed, some on very reasonable and others on very unreasonable grounds. Some very wisely, others very unwisely decide to go away. Perhaps fifty have left. Most of them young men who hoped to get clerkships. One man remained in Greeley nearly an hour, and shaking the sand of the desert, and the prickly pears from his feet, departed on the next train. Long's Peak blinked and beckoned in vain. He did not like the look of things.

Improved health is the rule and not the exception. Sick-headache, asthma and catarrh are very timid. A good moral tone pervades: no brawls, no drunkenness; not even a dog has been known to fight, so powerful is the moral influence. Public religious service is held twice on each Sabbath. It is proposed to build a Union church for present needs. No schools are talked of yet, further than to reserve good grounds for them.

The Indians treat us with silent contempt. We do not even pique their curiosity.

[AN ANSWER TO A SLANDER ON THE QUALITY OF THE LAND ABOUT GREELEY.]

SLANDERS WELL REFUTED.[1]

Mr. Horace Greeley is going West to lecture to the Greeley colony on the fourth of next month. If he talks as smoothly in the West as he did in the East, and can convince his dupes that they have been wise in following his advice, he may escape the halter. As near as we can learn from returning parties, the majority of Greeley's land is very poor, and very many who consider themselves swindled, would return to their native heath if they had a few hundred extra dollars to defray expenses.—

C. B. Times.

We appeal once more to the press and people of the Missouri valley to stop depreciating the soils of this western interior. So far from the lands owned by the Union colony being "very poor", they are exactly the reverse of "very poor". They are, in fact, very *good* lands, and we say to the *Times* that it ought not to perpetrate such unmitigated slanders upon a country which, in its capacity for grazing is infinitely superior to any other in the United States in the same latitude, and in its capacity to produce the cereals, is not surpassed by any other in the world.

These are *facts.* They are amply attested by data which none can successfully question or dispute. For journals to thrust falsehoods in the way of colonized emigration to such a land, and especially for journals in our own midst to persist in doing this wrong thing, which is so diametrically opposed to their own selfish interests, is to us one of those curious anomalies which it is not easy to account for. For strangers who studied our boyhood geographies to denounce this great interior as a desert, but for our own press and people to do it, is not only strange but outrageous.—*Omaha Herald.*

---

[1] *Daily Rocky Mountain News*, June 3, 1870, p. 2.

THE ELECTION AT GREELEY.[1]

Greeley, June 13, 1870.

Editors News:—We have just closed our first election for executive committee with satisfactory results. On Saturday evening our president, N. C. Meeker, addressed a full meeting of the colonists in the open air, giving a full and entirely satisfactory statement of the past and present condition of the colony affairs, and an outline of the best future policy to be pursued. His remarks were practical, suited to the wants of our people, and were received with a hearty good will. He was followed by Gen. R. A. Cameron, who made one of his happiest efforts, and spoke most eloquently of the future of our town and vicinity. At the close of the addresses the following names were unanimously nominated as candidates for executive committee and elected to-day.

N. C. Meeker, R. A. Cameron, W. B. Plato, E. C. Monk, W. W. Wilcox, H. T. West, J. H. Pinkerton, E. Hollister, N. Holmes.

E. W. G.

Our correspondent, M. T., also writes:

The result shows that there was no special cause for the proceeding, unless it was to test the strength of the colony; to ascertain if we really had a "local habitation and a name", or if we were a myth only. The people will be happy now and have confidence in their titles, their irrigation, their business, and, more than all, in their officers, for they have turned them off and elected them over again, all the principal ones, without exception.

---

[1] *Daily Rocky Mountain News*, June 14, 1870, p. 1.

THE UNION COLONY.[1]

Greeley, and a Glance at the Colony Itself.

To describe Greeley and the Union Colony, in its present new and growing condition, is rather a difficult task. A few plain items, however, regarding the history and growth of the place, will doubtless be of interest to all classes of readers.

The situation of the town is one the south bank of the Cache-a-la-Poudre, at the point where the railroad crosses the stream. The colony's lands extend up and down the Cache-a-la-Poudre for several miles, and they have the refusal of all the lands along the river which are now controlled by the National Land Company.

This location was agreed upon on the 5th of April last, and on the same day the bargain for the lands was closed with the National Land Company, under whose auspices the colony was organized. The first house was placed on the townsite the day of the purchase, and the first well begun. Colonists also arrived the same day and began work, in fact a few families had come a week before, and were awaiting the decision of the locating committee.

As near as can be estimated there are now in and about Greeley about 475 persons. They represent various states in the east, with a few from California and Montana, one family from Utah, and about 25 from Colorado. Of this number there are about 35 families numbering at least 125 persons; about 200 married men who have not yet brought their families, and 100 or more young unmarried men.

There have been 130 houses erected, and more are in process. About 20 wells have been dug, the depth varying from 20 to 30 feet. About 175 acres of land have been put under cultivation, and planted mostly with potatoes and vegetables. Not much grain has been sown. No fencing has yet been done. The ditch is completed, and is a fine piece of work. It is 10 miles long, 15 inches deep, an average of 8 feet wide, will carry

[1] *Daily Rocky Mountain News*, June 21, 1870, p. 1.

2,500 inches of water, covers between 5,000 and 6,000 acres of land, including the town site, and cost $8,000. Another ditch will be constructed this season, which will be not less than 25 miles long. It will be taken out at or near Laporte, and will cover not less than 100,000 acres. Its cost will probably be $20,000. This ditch will be on the north bank. Still another ditch is projected to cover 300,000 acres and to cost $40,000, but this will not be begun this season. A lumber company have purchased 300,000 feet of lumber, in the log, which will be floated down the Cache-a-la-Poudre, and cut at Greeley with a steam saw mill, which has been already purchased in Chicago. A coal company for prospecting and mining and also a compony for floating wood down the Cache-a-la-Poudre, have been organized. One school house is up, and two schools are organizing. The first sermon preached in Greeley was by Rev. Mr. Baxter, from Staford on the Avon, England. The greatest number of people at church on any Sunday has been 219, and 73 children at Sunday school.

Regarding the dissatisfaction which has existed it is not necessary to say much. Probably 50 persons in all have left, about 45 of them having sold out their interests entirely, and the remaining five retaining their interests. I believe that the dissatisfaction is growing less, and that a few weeks more will see every body happy and satisfied. There never was any real ground of complaint beyond the mistaken ideas and theories which people had formed in their own minds, and a stubborn determination not to learn anything, or to allow anything to be explained. All the dissatisfied ones need is a small amount of *pluck*, and they will soon be all right.

The location of the colony could not have been surpassed in Colorado, and in every particular reflects credit on the judgment of the locating committee. The richness of the soil and the ease with which it can be irrigated, the nearness to the railway with all its advantages of mails and markets and transportation, the fine climate and beautiful scenery, all combine to render the place a most desirable one. The managers of the colony are sterling men, and for energy, enterprise, business capacity, and a fervent desire to see the colony succeed have no equals in the organization. That the colony is now and will continue to be a success is a fact which can be asserted most positively. It has in it the live material, energy, enterprise and pluck, of which western men are made, and which impel them to success. Greeley will grow up to be a beautiful, thriving and prosperous town, and along the banks of the beautiful Cache-a-la-Poudre will be found one of the largest and most growing communities in the west, whose industry, intelligence, and prosperity will rival that of any section of our territory.

W. R. T.

[Colony Resolutions Relating to Land, Liquor Selling, Schools and Government. News From the Town.]

FROM GREELEY.[1]

Greeley, June 25, 1870.

The following resolutions have been adopted by the members of the Union colony as a line of policy for the government of the colony:

Resolved, That it is the duty of the executive committee to see that proper titles with the right to water be properly conveyed to each individual member; and that all the rights and powers belonging to the trustees of the ditch company be handed over and conveyed to the executive committee of the colony.

Resolved, That in the true spirit of colonization, any member entering upon his lands—a part or the whole—to build, in good faith, shall be entitled, at once, to his deeds for his business lot, his residence lot and his outlying land, upon respectively paying for the same.

Resolved, That in making the deeds for the members, a clause shall be inserted, forever prohibiting the manufacture or sale of intoxicating liquors as a beverage, on the land so deeded.

Resolved, That the diffusion of knowledge, so essential to good government, depends upon the opportunities and advantages of education, therefore, we believe that at the earliest practicable moment, a public school shall be opened, free to any children in the colony.

---

[1] *Daily Rocky Mountain News,* June 21, 1870, p. 2.

Resolved, That until a municipal government can be organized under the territorial laws of Colorado, the government of the affairs of the colony shall be vested in the executive committee of nine, who shall serve without compensation, except for actual service rendered by the president, superintendent and secretary.

Resolved, That the executive committee be requested to appoint an auditing committee of three not of their own number, sufficiently competent for the purpose of examining and auditing the colony accounts, and make a report to the colony monthly.

A school committee of five has been appointed by the colony to confer with the county superintendent with reference to the establishment of a free school.

M. T.

Another correspondent at Greeley sends these items:

A board of education has been elected and a suitable building is being put up for school purposes. The funeral of Mr. Charter's son took place on the eleventh, an appropriate discourse being delivered by Rev. J. W. Schell. Mr. George W. Fiske received a telegram from New York, stating that his wife had been seriously, if not fatally, burned by the explosion of a lamp. He started home on the next train. Mr. McDonald, a civil engineer, well and favorably known in this locality, received a contract from the colony, on Monday morning, to survey two thousand acres of the colony lands into lots suitable for distribution among the members.

The great P. T. Whatisit put in a brief appearance here last week. Having telegraphed that he was coming, an immense concourse was assembled at the depot to receive him, consisting of our worthy postmaster and his mail bag, two small boys, your humble correspondent and another small sized dog. When the eye of the great showman fell upon this vast assemblage, his soul was moved within him to let off one of his best efforts, which he did.

Ladies *and* Gentlemen:—Glad to see you. Can't stop, because the caravan—train, I mean, won't wait. Give my love to all the ladies and Horace Greeley and ask him does his mother, &c., &c. I must be in Golden City to-morrow night. No humbug about that; admittance only fifty cents to the whole show. I am on my way after Geo. Francis Train, and I'll catch him before he gets to the White House. Adieu.

And the ubiquitous showman was off for fresh fields to conquer.

A DISGUSTED GREELEY—ITE.[1]

George Augustus Hobbs, one of the editors of the Geneseo (Ill.) *Republic,* who was a shareholder in the Union Colony—paid his $155 and we hope did not get a cent of it back—has made his pilgrimage to Greeley and got home again. Poor fellow! he should never again get out of reach of his mother's apron strings. Hobbs stopped a few days at Greeley, a public charge—he having been the first tenant of the poor house and then of the jail at that place. When at large he did a good deal of sitting around, and not being particular where he went to roost, he carried away a great many prickly pears, all of which have not been yet extracted by his Mamma we suspect. But the lovely George escaped from Greeley and bummed his way to Denver, where he sought to publish his woes in the newspapers, but his character was so readily apparent that the privilege was denied. We suspect he is the fellow who sent a lying special dispatch to the Missouri *Democrat,* saying that the colony had broken up, which dispatch was contradicted the next day in all papers taking the associated press reports.

Well, about a month after the gentle Augustus took his departure from Colorado, he turned up again at Geneseo, a little town in Illinois, which in 1853 was about half the size that Greeley is now and has held its own with wonderful tenacity ever since. His mother having extracted enough of the prickly pears to enable him to occupy the editorial stool with tolerable comfort, he works off a column and a third of such stuff as the following:

---

[1] *Daily Rocky Mountain News,* June 27, 1870, p. 1.

> There is one thing we can and will say to our uneasy, restless readers, namely: if you can't possibly stay where you are, *dont go to* Greeley, *Colorado Territory! That* is the last place on the face of this terrestial ball that any human being should contemplate a removal to! Greeley, Colorado T., is a delusion, a snare—it is a fraud, a cheat, a swindle, and the honest (?) Meeker and his long-faced coadjutors know and glory in it—or would do so had their plans been a little more successful. Greeley, C. T., is a graveyard in which are buried heaps of bright hopes and lots of joyous anticipations. Also, the remains of "Young Meeker," son of "Old Meeker," who issued false manifestos concerning the "colony" *without authority!* Two or three hundred of "floating population" that have not dudads enough to get down to Evans, 4 miles below; a board of trustees consisting of honest Meeker, "General" Cameron, "Judge" Hanna ("brother Paul is left out,") Mr. West, *id genus omne,* (the "philosopher" H. G., is only a bob to the kite;) several stern wheel shanties and a few 1-horse tents compose the population of the great "Union Colony" at Greeley at the present time. *Four hundred* of the original colonists have been, looked, got disgusted at and gone, and the balance will *ditto* as soon as their friends send them money enough to do so with. That's Greeley, C. T.! Two great works there are in Greeley, C. T., which, with pride and satisfaction, the new-comer is requested to turn his eyes to and let them rest on by the long-headed, shrewd and honest "trustees". These are the "Great Ditch" and the "Grave of Young Meeker"—the former being a tremendous irrigating enterprise; the other used as a standing witness to the honesty and sincerity of the "trustees".

This he repeats over and over again, dwelling especially upon the "grave of young Meeker", showing that he is devoid alike of decency and the common feelings of humanity. Elsewhere he says the "Great Ditch" "is a failure because it runs up hill at an angle of thirty degrees," and also "because there is no water anywhere around to fill it;" that Greeley is located "on a barren, gravelly, sandy plain—part and parcel of the 'Great American Desert', and is bounded chiefly by prickly pears;" that "a crop of anything else on Greeley soil is totally out of the question, &c., &c. But provoking as such lying assertions are, the good people of thriving Greeley can afford to laugh at such a contemptible creature as their author—one alike devoid of truth, manliness, honor, decency and common sense—when they look at their prosperous surroundings, their growing town, their rapidly increasing numbers, and the floods of water from the "Great Ditch" that already nourish the gardens of the town and fields that surround it. Not over fifty disgusted colonists have left, and George Augustus Hobbs was and is the biggest fool among them. The next in rank we would honor with personal mention but from the fact that he has barely sense enough to keep still. Farewell George Augustus Hobbs, son of Old Hobbs—possibly—and—we dislike to be personal. We never again expect to gaze upon your like for pure, unadulterated, unmitigated, assinine qualities.

[AN ANSWER TO A DISGRUNTLED DESERTER FROM GREELEY.]

[1]From an editorial in the *Republic*, of Geneseo, Ill., we infer that one of the editors of that paper has been to Greeley, Colorado, and he went there expecting to find golden paved streets, beautiful roses and lilacs and peonies and dahlias and violets growing wild on the prairies and on the few spare lots in Greeley which were not covered by magnificent brown stone palaces. And he thought that the beautiful streams which flow from the mountains and through the town, bore on their gentle bosoms sweet cream and buttermilk, so that all the happy denizens of thrice happy Greeley had to do, was to make his selection according to taste, and quaff from the limpid current until his angelic stomach should be satisfied. This poor disappointed editor comes out and finds that he has been swindled; that instead of gold in the streets, there is nothing but good honest soil, such as the best Illinois farmers might be glad to possess; instead

[1]*The Daily Colorado Tribune*, June 28, 1870, p. 1.

of the flowers he expected to sport amongst, he finds some prickly pears that stick in his feet and renders it impossible that he should cast himself away in such a desert place. Instead of streams of cool cream and buttermilk, he finds nothing but water, and there is no ditch dug to irrigate his farm, and he has been a victim of one of the biggest kinds of swindles ever perpetrated in the history of the world, or the sun, moon or stars either. So he tells his readers to stay where they are, or if they *must* move away, do not, for pity's sake, go to Greeley, Colorado. This silly man, or boy rather, (for he argues like a boy who had never been weaned) came to Greeley without any idea of the trials a pioneer has to endure, and finding a colony located and passing through the easiest of them, he hasn't the sense to see the facts, but jumps at the conclusion that he has been swindled. We will guarantee that if the writer of the column and a half of nonsense in the Genesee *Republic,* will visit the city of Greeley, Colorado, in the year 1880, he will in his rage, tear the hair all out of his head, and curse himself for a fool, in having thrown away his chances ten years previously, of being one of the joint owners in the beautiful place.

[Progress of the Colony. Irrigation. Church Services. First Child Born.]

—[1]Our correspondent E. W. G. writes us from Greeley under date of June 27: Affairs here are progressing; everybody is busy and feeling well, excepting our M. D.s and lawyers, who, I am pleased to inform you, are slowly but surely dying of rest and inaction. The moth consumes the lawyer's useless volumes while the rust and mildew play havoc with the doctor's lancet and pills.

Our irrigation works well, and under its cheering influence our gardens are springing into life—plows and hoes are in active demand, and a large quantity of land is being broken up that has never felt a plow share since the day that Adam quit farming here; for you must know that we have made the discovery that this is the identical farm that our first great progenitor occupied —I refer to Mark Twain as proof of this assertion. On Sunday last we organized an association, without regard to sect or creed, for the purpose of providing regular church services. A committee of twelve was elected to supply a preacher and suitable room, while the rest of the colony is constituted a standing committee to supply a suitable audience.

---

[1] *Daily Rocky Mountain News*, June 28, 1870, p. 4.

Among the recent arrivals in Greeley I am most happy to announce that of Horace Greeley Meeker Cameron Dickinson, who arrived on the 21st. His appearance among us has made quite a ripple in the current of social life, for he is considered the "representative man" of a large class of immigrants of that kind, whom we may expect. A committee of ladies having waited upon him to ascertain his views concerning Greeley in particular and Colorado in general, have rendered a highly favorable report, as the gentleman is remarkably well pleased, and considers Colorado by far the finest country he has ever seen. In consideration of his possessing but limited means at the time of his arrival, the colony have agreed to donate him a town lot—and a name. The original Horace Greeley is expected without fail on the Fourth, and we anticipate a good time. We extend a cordial invitation to the good people of Denver and all the rest of the country folks of Colorado to come to town on that day, hear one of the greatest of living Americans, and enjoy the hospitalities of Greeley. We have a good deal of land which can be easily irrigated but which cannot be used on account of lateness of the season, unless it be sown to buckwheat. Will some of your readers who have had experience in this matter give us the results of their labor, and also where the seed can be procured?

[DRAWING FOR LAND. CHURCHES. PUBLIC SCHOOL.]

—[1]Our correspondent E. W. G. sends us the following items from Greeley, under date of July 19: Weather hot and items scarce. Yesterday and to-day we have been drawing our lands—40 and 80 acres; 189 shares were drawn and lots located.

---

[1] *Daily Rocky Mountain News*, July 21, 1870, p. 4.

The modus operandi was to put all the names in a box and have them registered as they were drawn—then each made his selection. Everybody didn't get his first choice, but all appear satisfied with the general result, except one anxious individual, who watched the box with eager eye and attentive ear to catch his name—but the whole list was called and the box found empty, and his name not there. Indignation and wrath were no names for his feelings, until he was recommended to look in his pocket, where the unlucky paper had been snugly slumbering— Rev. G. H. Adams and E. C. Brooks have been here and organized a society of the M. E. church. The congregationalists have also organized a society— Our public school is working nicely, in charge of Mrs. Guiney, who has the reputation of having been a successful teacher in Ohio.

[ALLEGED LAND JUMPING AT GREELEY.]

[1]Hon. J. H. Pinkerton, of Greeley, is in town. He came up to visit the Land Office for the purpose of ascertaining something about some land jumping operations which have been going on, on the lands of the Union Colony. Previous to the completion of the Colony's great irrigating canal, there was a large amount of land laying unclaimed by individuals, it not being considered of any value. Two or three days ago the plats showing the location, and also showing the lands that had not been allotted, and now under the ditch, were completed and posted up for the information of the members of the Colony, and a time set for alotting the unclaimed portion. Certain outsiders have sneaked in and examined the plats, and from thence have come to the Land Office and filed claims on the lands, in all probability for the purpose of compeling the Colony to repurchase its own property. The Colony has reclaimed it, and now certain outsiders have jumped in to try to make the Colony again buy it, which is mean, to say the least.

[1]*The Daily Colorado Tribune*, July 23, 1870, p. 4.

GREELEY.[1]

Notes on the Business of the Town.

Greeley, August 22.—It is a great pleasure to watch the development of a town begun as ours was. Most places happen, but this was a deliberate intention. To observe it compresses a life into a few months, making even short lives long. I propose to glance only at its growth in business. Among the first arrivals were a number of traders, intent on the provision and grocery line. So many as to outnumber their customers apparently. Some of these have wisely left the business, and others have grown into larger establishments as their buildings have been erected, and their customers now have a majority—an item favorable to their sales. By them we have supplies of good quality and as cheap as railroad monopoly will permit. It is only lately that dry goods have received attention. Some firms are just beginning to receive their stock. There is a drug store and a book store, also a hardware, but shoes are shabbily treated by both dealers and wearers. The bank has been an invaluable institution from its organization, soon after the arrival of the first settlers. Some have purchased large farms outside of colony limits, on the old claims on the river. The lumber trade still continues to be a leading business and will, with the adobe and general building business, continue to monopolize attention for a long time.

These are some of the ways in which moderate or large capital is invested here. But since the first inception of Union colony it has furnished choice opportunities for the investment of small sums. Such was its admittance fee: For $150 each member obtained real estate worth three times that amount, so soon as occupied. The cultivation of the smaller tracts distributed is also a fine opportunity for those of small means, either of strength or money. Here is the chance for women who have the boldness to be independent and wish to avoid sedentary occupation. While strawberries are seventy cents a quart, or more, five acres are enough. So long as the plains support great herds of cattle, vegetable raising will pay. But the latest opportunity, and it bids fair to be the best, is the new stock association. It embraces all departments of dairying, herding, and breeding any kind of domestic animals on which profit can be found. It will also butcher if that is advisable. With the best well known profit of grazers it can hardly fail to make fine dividends. Its name is the "Greeley Cooperative Stock Association," and it proposes to have a stock of $10,000, with shares at ten dollars each. The association will accommodate all farmers who wish to have a small herd—too small to occupy their time—or those engaged in other business, especially salaried people, who wish to invest a surplus. There is no opposition to large investments in it, and there have already been some pretty heavy ones. It is now in operation with a will, and has nearly relieved us from the incursions of stock in our gardens.

---

[1] *Daily Rocky Mountain News*, August 27, 1870, p. 4.

A. J. W.

[Business Houses. Crops. Trees. Prospective Membership.]

LETTER FROM GREELEY.[1]

Greeley, Col.,
Sept., 6, 1870.

Dear Tribune: This rapidly increasing town presents a very lively aspect. Situated upon one of the finest sites in the country, well planned and improved it will at no distant day be the centre of trade for this section. The business houses are fast increasing in number, and are being built principally of brick. There are in process of erection five large ones of brick, among which I noticed one with a double front, being built by our friend Dr. Tuttle, the enterprising physician and druggist, who will occupy one half of it, with his own business. Gen. Cameron presides at the Post Office and the town meetings, and from present appearances, I am of opinion that their sittings are productive of good. The small crops of corn and vegetables cultivated, are looking very well and will add to the general comfort during the hardships of the first year in the far West.

[1] *The Daily Colorado Tribune*, September 8, 1870, p. 1.

The streets have two rows of saplings, on either side, fresh and green, which will in future years reward with their refreshing shade the labors of these worthy people. May success attend them. They are expecting an addition to their population this Fall, of four hundred. If the new comers prove to be as industrious as the present inhabitants, Greeley will soon rank among the first towns of Colorado. To all who come as these come, Colorado sends greetings, and will ever prove a true and worthy friend. Yours,

Timothy Gimblet.

FROM GREELEY.[1]

Items from the Union Colony.

A Masonic lodge has lately been organized in this place with F. L. Childs as master. Our place is to have a silver cornet band. Over seven hundred dollars have already been raised and the necessary musical talent secured. La Poudre lodge of Good Templars at this place numbers nearly one hundred members. Mr. I. H. Jones and V. A Howe Esq. are delegates to the Grand Lodge which meets in Idaho, Colorado next month. Our town has two brick blocks just being completed, one fifty feet front by sixty deep, the other one hundred feet front by fifty deep; each two stories high. The rapid sale and increase in the value of lots in this place has received an additional impetus from the prospect of a new railroad from Pine Bluffs through Greeley. Large numbers of our colonists are now at work on the new thirty mile ditch. It is to be completed January 1 1871.

GREELEY.[2]

The Financial Condition of the Colony.

Greeley, October 6.—We have at last succeeded in obtaining an auditing committee willing to work without pay, and have had a report. This report shows that our monies have been handled with such care, that not a dollar is known to be missing or squandered. It is fifty-six pities that all the crooks, the groans and whims, all the cries of "fraud", and "swindle" could not have been kept until something definite like this had been done. How much sighing and despair—how much breath and credit the keeping would have saved. Greeley would have been a good hundred stronger than at present. I subjoin a summary taken from the report of the secretary of the committee:

---

[1] *Daily Rocky Mountain News*, September 28, 1870, p. 4.

[2] *Daily Rocky Mountain News*, October 8, 1870, p. 4.

Cost of lands	$61,882.68
Current expenses	1,198.39
Survey of lands	1,804.15
Sundries, feed shelter &c.	3,125,31
Cost of ditch	5,969.24
" " bridges	263:59
North side ditch survey	452.60
Town survey	76$55
" tmprovements	2,557.05
Free account,	1,490.90
Town hall	1,700.00
General expenses at New York	2,595.41
" " of N. C. Meeker	124.65
" " account of H. T. West.	271.00
Expenses not classified	2,719.38
Total expenditures,	$87,114 89
" receipts:	100,166.14
Balance of cash on hand	$14,045 27

Some $40,000 will be realized from the sale of town lots, and a considerable sum from other sources.

It is needless to add that Greeley grows—that every body knows.

M. T.

[Newspaper to Be Issued. Elections of Trustees and Members of Executive Council.]

—[1]Mr. Meeker, of Greeley, will probably issue the first number of his new paper, the *Tribune of the West,* the last of this week. From a letter received from Greeley, last evening, we learn that things are lively there, everybody building, and people coming in faster than houses can be built for them. An election was held, Monday, for board of trustees and members of the council, with the following result:

Board of Trustees—N. C. Meeker, R. A. Cameron, E. C. Monk, W. W. Wilcox, J. H. Pinkerton.

Executive Council—E. A. Hollister, E. W. Gurley, B. S. LaGrange, Ovid Plumb, L. Van Ghren, E. Nye, F. L. Childs, Elias Hall, John Leavy, E. C. Alphonse, J. C. Shattuck.

HORACE GREELEY.[2]

His Reception at Greeley.

Mr. Greeley had a most enthusiastic reception at the town of Greeley yesterday morning. As the train approached the station the platform was found crowded with people whilst scores were unable to get standing room thereon. As he alighted a call was made by somebody for three cheers which were given with a will and repeated. Many crowded around to shake hands and a numerous escort accompanied him up town and to the office of the *Greeley Tribune*. Flags were flying from numerous houses. A meeting was immediately arranged for 1:30 p. m. and workmen began the erection of a stand and seats in front of the printing office. After an hour's walk about the town, buggies were procured and a small party drove up the river to the head of the ditch, returning by one o'clock when people were found already assembling in large numbers to hear his address.

Mr. Greeley began by saying that he desired to make some practical remarks and that they might be somewhat disconnected.

[1] *Daily Rocky Mountain News*, October 12, 1870, p. 4.
[2] *Daily Rocky Mountain News*, October 13, 1870, p. 4.

He related briefly his experience in youth when he learned how farms were made in the dense forests of an eastern state where it required thirty years to dig out the stumps and roots. It took his father twenty years to make for himself a comfortable home though he did not belong to the earliest class of pioneers. He thought pioneering on the prairies of Illinois was not much easier or better. After all, his preference was rather for the woods. If he had been selecting a location for his colony he thought he should have preferred a timber country, *and yet* he expected he would have been mistaken. Timber near at hand would be of great advantage, but as between timber and the conveniences of a railroad he believed the latter the most important. Railroads are a necessity in this age. Fifty miles over a wagon road would in the end be more expensive than three hundred miles of railway, considering the waste of time and cost of transportation. He advocated the herding of stock in preference to fencing for the care of crops. It would save great expense. He thought irrigation vastly superior to the chances of rain for the nourishment of crops; illustrated it by examples from his own observation in European countries, and thought if he had his choice it would be to farm where rain never fell. He cited the earliest experiences in agriculture which he thought were in the valley of the lower Nile. He thought like a grumbling old farmer in Rhode Island, who being reminded that he ought to be thankful for the blessings of providence—especially rain; "Humph," says he, "I think taking one year with another rain does about as much harm as good." In many of the eastern states where they rely entirely upon rain there is not a one third crop this year owing to the unusual drouth, many cattle are already dying from starvation and others are being killed, because their owners have no feed for them—he supposed they had not yet learned that grass after it died and was eaten up was still good feed for cattle. (Laughter.)

He believed this an excellent locality; and its soil greatly superior to that of Salt Lake valley where the Mormons have accomplished such wonders. He feared that Greeley had grown too rapidly; would rather have seen fewer houses in the town and more upon the prairies surrounding it. He thought there ought to be ten thousand acres under cultivation here next year. When he hears such is the fact he will set it down as a success. He followed with a great deal of advice about the proper management of the colony, especially in the matter of labor pursuits; advised the organization of a farmers' club and other societies for mutual and beneficial intercourse, information and amusement. His address was eminently practical and will doubtless result in great benefit to the colony. We regret that we cannot reproduce it in full. Mr. Greeley goes on from Greeley by today's train direct for home to engage in the political campaign of his state.

[A VISIT TO GREELEY. PERSONALITY OF MEEKER AND OF CAMERON. CHARACTERISTICS OF THE TOWN AND TOWNSPEOPLE. HORACE GREELEY'S ADDRESS.]

FROM OUR TRAVELING CORRESPONDENT.[1]

GREELEY, Oct. 13th, 1870.

From Denver to Greeley, fifty-two miles by the Denver Pacific, is a journey moderately performed as a bit of morning recreation in the period of two hours and a half, including three stops, and brakes down on several other occasions, which was about the same as so many more stops, to save running over quite a number of cattle on the track. The curiosity of the poor brutes was so excited at beholding the firey monster that they seemed spell-bound and riveted to the spot, and nothing but the most extravagant tooting of the engine's whistle would frighten them away in time to prevent them from being crushed. And why shouldn't they be amazed and spell-bound, for it is certainly so astonishing even to us who have lived more than half a score of years in the Rocky Mountains and on the western border of what but a few years since was considered an almost impassable and quite unhabitable desert, that we can scarcely realize the fact of our having crossed this so-called desert once on foot, and twice on horseback, and now two lines of railroad cross it, bring-

[1] *The Daily Colorado Tribune*, October 15, 1870, p. 2.

ing to our doors all the modern improvements and the most progressive system of civilization? To-day we are riding north in a palace car, in sight of the Snowy Range, and over acres of prairie dog towns and vast beds of prickly pears. We can distinguish away ahead of us the dark line that marks the Black Hills, while on our left the mountains look out upon us through the haze that has settled over the plains, obscured the foot-hills and left the Snowy Range bright and plainly visible above all. The plains to the east of us have robed themselves in panoramic beauty. As far around us as our vision can extend, all is one vast mirage. The country a short distance away looks as if covered with water, which glimmers throughout the haze, and dances in the beams of the sun as if a curtain of silver was afloat on the surface. The bluffs seemed suspended in the air, and the cattle and the antelope that were some distance off looked to be suspended above earth, and seemed drawn out to an immense length, resembling trees more than animals. Scores of antelope would spring up near the train as we passed along, and some of the timid creatures in their blind confusion, instead of running away would run towards us and get shot at, but never harmed. One herd was so foolish as to run within easy gun-shot parallel with us for more than mile. Several shots were fired at them from a rifle on the train, but none were harmed, and they finally dropped to the rear, and coolly walked up to the track a short distance behind the train, as if to familiarize themselves with the strange thoroughfare.

But here I am, ahead of my story; we have passed Hughes, and Johnson, and Evans, and were landed on the platform at Greeley some time ago. Some fifty or sixty Greeleyites crowded the platform, and around the train, which half inclined us to believe that perhaps we were to be treated to a *distingue*, and escorted by the constable to the calaboose; but no such good fortune awaited us; they came to see if any of their friends had arrived, to hear the news, to get their mail and inquire after Horace Greeley. We met on the platform Mr. Fuller and Mr. Root, gentlemen whom we had known before, and by the former was introduced to Mr. Meeker, President of the Colony, whom I had met on a previous occasion, but presume he would not have remembered it. We can't recommend Mr. Meeker's social qualities as being of the highest order, but a man should not be blamed for what God never gave him. The Vice President, Gen. Cameron, is a frank, sociable, jolly good-natured man, and I found no difficulty in forming a pleasant acquaintance with very many of the members besides. I found them all as busy as an army of bees; there are no drones among them. The town is four months old, and they have probably erected two hundred buildings, and I conclude there are not less than fifty in course of erection at the present time. Their location is admirable; with a railroad at their doors, and an extensive grazing and arable region all around them, with water inexhaustable, and soil of surprising fertility, with the habits of industry and systems of economy peculiar to this class of people; with such system and order as regulates every branch of industry here; with the capital at command, and finally, good judgment, their sound, practicable and theoretical knowledge will enable them to prosecute every industrial interest necessary to the success of this colony. I have already learned that there is no such word as "fail" in their vocabulary; they will not permit themselves to entertain an idea so unreasonable. The colony now numbers about 800 souls. The town is laid out in regular order, with wide streets and water flowing in little *acequias*, to all parts of the village. They have planted around their dwellings and along their *acequias*, several thousand soft maple trees, which look remarkably well, and indicate such a degree of thrift as one would scarcely suppose possible with exotics of this species. There are twelve or fifteen stores of every kind, one good livery stable, occupying one of the finest locations in town, and owned by our enterprising Denver friend, J. C. Higley, two jewelry stores, two blacksmith shops, a number of carpenter and cabinet shops, a barber and a butcher shop; a book, periodical and stationery store, two drug styres, one hotel, as good as circumstances will allow, but like the greatest curse that blights Colorado to-day, in almost every town in the Territory, it is not up to what a hotel should be, neither in capacity nor any other way.

Here, perhaps, they are excusable by reason of their youthfulness, but in dozens of other places in the Territory there is no excuse for furnishing as they do, such meagre hotel accommodations at such exorbitant rates. I believe, however, this people are disposed to adopt all the modern reforms as fast as they are able; and they have already started in with several very essential ones, for there is not a saloon of any kind in all this community. Not a drop of large beer or intoxicating liquors is sold by the drink or any other way, in this town, except what is sold at the drug stores for medicinal purposes. Sobriety, good order, peace, harmony and prosperity, characterize the people of this colony. Dr. H. B. Tuttle, formerly of Denver, is here, bustling away with his characteristic energy; he conducts a flourishing drug store, practices medicine, is just completing a large building for an office, drug store and dwelling house, has a farm but a short distance from town, and a beautiful garden in town, which contains a half acre of healthy looking strawberry plants.

Horace Greeley arrived yesterday and talked to the people in the afternoon, not eloquently, but practically and sensibly. He advised them to get out of town and build up the rural districts first, and the town would follow as a natural consequence. Our people were habitually gregarious and too fond to flocking to our cities and villages, where they help to swell the ranks of squalid misery and every manner of crime, and pestilence, and want, and all the evils that infest our densely populated places everywhere. He advised them to organize a Farmer's Club, and study and practice the various branches of agriculture, grow stock, and cover the naked country over with groves of forest trees, which would not only enhance its value, but greatly add to its beauty and utility. He thought fences were not advisable in a country where there was a scarcity of timber or other fencing material, but that every man should take care of his own stock, and cited his observations in portions of France, Germany, Italy and Switzerland, where such was the prevailing custom. He thought artificial irrigation preferable to rain, and gave as an illustration some portions of Europe he had seen, where vegetables never failed but were always bountiful, because nourished by that system; also California, Mexico and the lower Nile, where vast harvests were gathered, having been developed by artificial irrigation.

We may have something to say in our next of Mr. Greeley's views on the Indian question, as expressed to us in a private conversation. We are sorry to know that the old disposition still rankles in his breast. But then the opinions he has held and cherished for years unaltered, of course will prevent the voice of reason from making any impression deeper than that which trembles on the ear drums.

More of something else in my next. I am off for another region.

H.

[THE CHARACTERISTICS OF THE COLONISTS. FENCING THE LAND. BUSINESS HOUSES.]

FROM OUR TRAVELING CORRESPONDENT.[1]

Greeley, Oct. 18th, 1870.

Snow fell here Saturday night and continued throughout the Sabbath; yet in all that time scarcely enough remained to whiten the ground. It melted as it fell, so that by Monday noon but little more than vestige of it remained. Monday morning the sun beamed forth intensely brilliant, as if prepared for the march and the work of a mid-summer's day. The atmosphere could not have been more pure, and the mountains were robed with a threefold splendor. Owing to the peculiar brilliancy of the subtle element, the mountains appeared nearer, and seemed towering to greater heights. The feeble snow quickly yielded to the influence of the sun and changed its condition into shining liquid, and stole away to its destiny. Thus in a few hours the snow and the water and the mud had disappeared, and the country had become dry land.

The Sabbath is observed here with Puritanic scrupulousness. All business houses are closed Saturday night, and are not opened until an early hour Monday morning. The nearest to gambling we saw in the place was a few innocent games of checkers for the championship, by some parties at the Bailey House. We saw a few decks of cards, but they were all business cards, and decked the counters of every business house in town. There are some grumblers and fault-finders even here, but that is the nature of the greater portion of the human family. There were grumblers in Heaven in early times. It would be unreasonable to suppose that eight hundred people could dwell together here or anywhere else, in perfect concord and unity in everything. There are strait-grained, gnarley-winding and cross-grained dispositions among them, and of course you cannot harmonize such freaks of nature by any earthly power. The greater portion of this people are reconciled to their lot, and believe they have bettered themselves by coming here. They have a salubrious climate and access to broad acres. They are all people of energy and intelligence, and many of them are men of means. They will soon have completed a ditch, 28 miles in length, which will irrigate 50,000 acres of land, and all susceptible of a high state of cultivation. One ditch, already completed, is 10 miles in length, and will irrigate 7,000 acres. They will thus be enabled to cultivate from fifty to sixty thousand acres next season, if they so desire. From present indications they will have added by immigration up to next June, enough to give them a population of fifteen hundred. I am glad to know that a great majority of the colonists are in favor of fencing their lands, and adopting such improvements as belong to a civilized people. If many of them feel too poor at the present time to build post and rail or board fences, they should at any rate fence as fast as they are able. Let them commence early and plant hedges, and thus grow fences, and groves in the meantime. In a country as highly favored with building and fencing material as this is, the people have no excuse but a lack of enterprise and good taste for not having decent habitations, and a few strings of fences, after a reasonable time. Fences make a country attractive, break the winds that would otherwise meet with no opposition; keep stock within bounds, and save money and labor, and crops enough in a few short years to pay for all the fences in christendom. Heaven itself is fenced, and no anti-fence man can ever enter there. Fences are necessary everywhere among all people. A house without doors would be just as reasonable as a country without fences. It wouldn't cost any more for a herder to guard our doors than for him to guard our stock. If our railroads were fenced we wouldn't then have to stop the train so often and run ahead and drive cattle off the track. We fence ourselves in both summer and winter. Cities and villages are fenced and walled in, and every well-regulated community have fences, without which there would be loss of crops, quarrels between neighbors, and endless litigations would follow as a natural result. All God's universal creation is fenced in, and shall we refuse to fence the few acres that we till? Soon millions of stock will feed upon the plains, and the mountains and the valleys will be alive with them. Who is to furnish the great army of men necessary to keep all this stock off the little agricultural patches that may happen to be farmed in the same region? The stock interest will be the greater interest, and of course the agricultural interest will have to protect itself with fences. Thus we would advise all who expect to till land, be it more or less, to fence early, and if possible, grow a fence, one of the most substantial and thorny kind. Such will not only make a fence, but will likewise break and check the winter winds that so often sweep across the plains. They will help to generate and retain moisture in the region of country where they abound, and finally, thrifty hedges are an ornament to any farm or any place wherever they flourish. The town of Greeley is located in a great bend of the Cache-a-la-Poudre, on the south side of the stream. The river encompasses the place in the form of a semi-circle, thus rendering all that section of country in the bend accessible to irrigation. Much of the lumber used in building here is of a very superior quality, having been shipped from Omaha by the Union Pacific to Cheyenne, thence by the Denver Pacific to this place. It comes thoroughly seasoned and is worth from forty to sixty dollars per thousand when delivered, prices varying according to quality. Dry goods and groceries are retailed here nearly or quite as cheap as in Denver or any other slope of the mountains. E. T. Nichols is doing an extensive grocery business, and I am informed his sales have reached as high as two hundred dollars in a single day. Mr. Nichols is a relative of the great showman, "P. T. Barnum," who likewise has an interest in Greeley. Plumb & Co. are doing a flourishing grocery and produce business, and are just completing a comfortable store. R. Fisk has completed the largest building in Greeley; it is advantageously located near the rail-road, and not far from where the depot will be built. The front part of the lower story is a store and filled with goods; the upper story is finished and furnished in ample order for the accommodation of Mr. Fisk and his family. Mr. Fisk is cousin to the famous Jim Fisk of Wall Street and Erie notoriety, and should he make such a splurge here as did his cousin in New York, then good bye to Greeley and all our railroads. Wm. H. Post has nearly completed a fine new building designed for a book, periodical and stationary store. General Cameron is the Postmaster, and has just completed a very suitable Postoffice which he has in connection with his drug store. Near the railroad stands a building about 24 x 100 feet, styled the *"Hotel de Comfort."* Its object is for the accommodation of such as desire to avail themselves of its privileges until they have time to build and move elsewhere. As to the *Greeley Tribune,* it was whispered *non constat.*

---

[1] *The Daily Colorado Tribune*, October 20, 1870, p. 2.

That which is most needed just now is a good hotel. It would be profitable for all concerned. I believe, however, it is the intention of the company to erect a large hotel at an early day. They have several very good business houses nearly completed, which will soon be filled with goods and doing a lively trade. Quite a number of the members will soon have completed fine residences. There are two lumber yards, both doing a lively business and selling common lumber at from thirty to thirty-five dollars per thousand. There are other business places and various other enterprises worth mentioning, but I have filled my allotted space.
H.

MR. ENGLAND ON COLORADO.[1]

Mr. I. W. England, of the New York *Sun,* who was one of the excursionists at the formal opening of the Kansas Pacific

---

[1] *Daily Rocky Mountain News,* October 21, 1870, p. 2.

Railway, has at last published his experiences and observations upon that trip. His letter fills nearly three columns in the semi-weekly *Sun* of October 11. It is gossipy and readable, mainly correct and just, but contains some errors that deserve mention. Mr. England is naturally critical and fault-finding. The objectionable feature of anything with varied qualities strikes him first, and thus becomes prominent in his mention. In some cases he entirely forgets the other side. He also falls into the very common error of esteeming his opinions, based upon first impressions, as vastly more reliable than those of people who have lived in the country for years. He does not value the experience of others. We shall proceed to briefly review the erroneous portions of his letter and point out some of the most glaring of his mistakes. There was little to criticise until he got well out upon the plains. They were dined and wined, feasted and serenaded at the river cities and larger Kansas towns, and of course all was lovely. At Brookville, two hundred miles from the Missouri, they rested over night, and succeeding that we make our first extract:

Beyond Brookville to Denver, 438 miles, the climate is such that the land is only available for grazing purposes. The country is covered with a sparse growth of buffalo grass, with here and there a few weeds and cacti. For arable purposes it is valueless, unless it can be irrigated. The rainfall does not exceed six and a half inches per year. The streams are nearly all dried up in the summer. At no time is the buffalo grass green save for a few days after rain, the sun soon shrivelling it up to the brown and sere state in which we saw it.

The annual rainfall varies from fifteen to twenty-two inches. Instead of a "sparse growth", the buffalo grass is a dense mat, covering the ground to the height of four to eight inches. It remains green from early spring to mid-summer when it matures, ripens and consequently dies, yet retaining, until the next crop grows, all its nutritious qualities.

Mr. England grows enthusiastic over the view of the mountains as he approached them, and was really pleased with Denver. He says:

Something has been done toward beautifying the place by planting shade trees in the streets. The sight of these is most grateful after leaving the dusty plains; but they require a constant supply of water by irrigation or the hot sun shrivels up their foliage in twenty-four hours like a frost. The door yards of the residents have been planted with annual flowers, which by contrast with the surrounding aridity are marvels of beauty. Yet the little plats must be kept saturated or the flowers would soon die under the summer heat.

Very many of the trees in Denver are not watered oftener than once in two weeks and then the water is conducted to them for a few minutes only. Some at even longer intervals, and after two or three years from the transplanting, they do not require it at all, except those that happen to be in most unfavorable locations. But the cottonwood tree will grow with water all the time at its roots; hence his opinion, formed from seeing so many alongside of the street ditches where water flows all the time. The flower plats are generally watered about once a week; sometimes more frequently, but oftener the contrary.

His next grumble is about the Union Colony, which is termed "a monument of *Tribune* folly", a title that probably reveals the secret of his dislike.

The place was founded by N. C. Meeker, agricultural editor of the *Weekly Tribune*. On the 25th of April it had six inhabitants; on the 4th of July, 1,200; when we visited it (Sept. 4) about 600, almost any of whom would cheerfully sell out. Nothing can be done in this section without irrigation. The estimated cost of irrigating canals is $70 per eighty acres, and an annual tax for repairs. It is a fine country for sheep, if the wolves are killed off; but till then only horses and horned stock can be kept. Many of the original settlers of Greeley cursed the folly which led them away from the rich bottoms of Illinois, Iowa, Missouri, and Kansas, to these high and dry table lands over 7,000 feet above the sea level. To go from the fertile regions of the lower plains and prairies to these hot latitudes to farm for a living, is like trying to walk on your head when your feet are so much more servicable. It may be scientific farming to thus subdue the wilderness, but the ultimate profit of it is more than problematical; especially since, after all your irrigation, you are liable every two or three years to a plague of grasshoppers that devour the farmer's substance as they sweep down from the sterile regions of the north.

Greeley is only 4,740 feet above the sea level. There has been no diminution in the population of Greeley at any time. It had more people September 4 than July 4. Doubtless there are some who would have sold out at that time, provided they could have done so at a higher price than it would cost them to turn around and buy as good or better property. There was no such dissatisfaction as Mr. England's letter intimates. They did not expect to raise crops without irrigation. Seventy dollars per eighty acres to provide for irrigation is a trifling expense compared to the cost of draining eighty acres of the "rich bottoms of Illinois, Iowa, Missouri and Kansas," and the "annual tax for repairs" is trifling compared with the annual cost of surface draining in those States; to say nothing of the months during which their people flounder through mud and water whilst we have good roads and ground in excellent order for plowing. On the wolf and sheep question, Mr. J. A. Moore says: "Out of 8,000 head of sheep I lost only two this (last) winter, by wolves." His location is more exposed to wild animals than is the Greeley settlement. We suspect that Mr. England did not hear of a single sheep being killed by wolves. He shows his self-opinionatedness especially in regard to "the ultimate profits of farming." The experience of farmers who have raised crops here for a dozen years counts to him as nought. His impression was unfavorable because our system was to him new and strange, and upon that impression he pronounces an opinion without argument or consideration. So of the grasshoppers. No part of the country has suffered from their depredations more than twice in twelve years, and many portions of it only once, yet the stranger who reads Mr. England's letter will think that utter ruin is a pretty certain thing every two or three years.

We visited Ex-Gov. Hunt, at his farm. Here luxuriant crops of hay, grain, and roots were grown by means of irrigation; but on the slopes the water runnels were so close together that the space between them was not wide enough for two mowing swaths. The Governor said he had been away most of the season, and the overflow not being properly regulated his crops had not come up to the average.

The ridges to separate the levels on Gov. Hunt's farm vary in their distance apart from sixteen to sixty feet. His ground was originally unusually broken in consequence of which those obstructions are more numerous than is necessary on most farms. They are somewhat in the way but there is no waste ground or loss of crops on account of them. Previous to the date of Mr. England's visit, Gov. Hunt had harvested three crops off his clover field and he has since cut another, making four crops in the one season, and an aggregate yield of *more than six tons* of hay to the acre. No part of this is told by Mr. E., but he leaves his readers to doubt whether the Governor got any hay at all. So he entirely fails to realize the fact that with irrigation all crops are immensely increased; that they are assured by the care of the farmer himself, and not subject to loss or damage by excessive wet or drouth, or other freaks of climate or season.

The same one-sidedness characterizes his remarks about the mines. In his opinion failure and loss are the common rule, and he dwells upon it. "But two or three persons are named to me as having acquired fortunes from the rich mines they have discovered *and sold,*" is all he has to say about any success in that pursuit. Generally, however, his mountain experiences were rather more rose tinted than those upon the plains. From first to last he loses sight of the fact that a considerable community was built up here long before the day of railroads upon the plains; that everything required for its early subsistence and subsequent comfort and elegance was dragged more than six hundred miles across the plains in ox wagons, fighting Indians all the way for long and weary years; that despite all obstacles its people who came in utter poverty have wrung from what he considers sterile plain and forbidding mountain comparative competency; that they are actually worth more and produce more annually *per capita*, than any like number of people in his own or any other State; that from the first the rate of money exchange has *always* been in their favor—showing that they were sending out more than they brought in, but on the plains he notes with wonder that "all the stone, lumber, lime, and nails for all the dwellings along this dreary stretch has been hauled by the Kansas Pacific Railway Company."

Mr. England would not make a good pioneer unless he could find a country where there is unmixed good. He is not sanguine of advantages but critical of disadvantages and discomforts. When he learns to consider both and draw average comparisons between the worst and the best, and between different sections of the country, he will give better and more intelligible information to disinterested readers.

[ATTEMPT TO LOCATE A BILLIARD SALOON IN GREELEY FRUSTRATED.]

[1]The Greeleyites are determined that the provisions of the constitution of that town shall not be violated, hence a man who recently undertook to locate a billiard sallon there, has been bundled out by the citizens. The shop was burned down, during the melee. The citizens of Greeley, believing such institutions calculated to harm the young men of the town they have founded, have the right to prohibit their introduction the same as they would the establishment of a house of ill-fame or a gambling den. An outsider knowing these facts, and daring the danger, should expect to take the consequences. We are disposed to allow the citizens of Greeley to run their town as they wish, and we have no sympathy with any individual party who attempts to break in upon their established rules, to the harm of the town and against the peace of its citizens.

WHISKY IN GREELEY.[2]

Concerning the Mischief it did and how a Saloon-Keeper was brought to Grief.

Greeley, October 24.—It has been known for some time that whisky was sold at two stores in this place. A member of the Good Templars has boasted of buying liquor at one of the places mentioned, yet no steps were taken toward abolishing the evil.

---

[1] *The Daily Colorado Tribune*, October 25, 1870, p. 2.

[2] *Daily Rocky Mountain News*, October 25, 1870, p. 4.

Early on last Sunday morning a German came up from Evans and opened a saloon within the town limits, on a ranch partially owned by the Colony. Certain persons repaired to the saloon and "loaded up" preparatory to attending morning service at the church. Before the benediction had been pronounced, a committee was appointed to interview the saloon keeper. About two hundred persons gathered around the liquor establishment, soon after the committee arrived. The proprietor said that he had paid $200 for the use of the building, which was claimed by one Smith, of Evans, and he meant to stay until the lease expired. One of the committee got possession of the key and locked the door. The committee finally agreed to pay the whisky dealer $200 for his lease, and to cart the liquor to a place of safety. Many were clamorous to burn the shanty and destroy the brandy casks. The den was soon after discovered to be on fire. Then the committee made a grand rush and succeeded in extinguishing the flames, besides saving the rum, with the card tables, decanters and dice-boxes.

While the members of the committee were congratulating themselves on this feat, the building was discovered to be on fire again, but the flames were subdued only to break out again on the outside of the shanty, and this last conflagration entirely destroyed it.

The next move was to preserve the brandy. A team was sent for, and after a slight remonstrance, the proprietor with his brandy, card tables and dice boxes, was escorted to Colony Hall.

Here the committee parted with a sigh of relief, and felt that their mission had been nobly and faithfully performed. The rum-seller went home delighted, for on a single Sabbath day he had cleared in behalf of the former occupant, the trifling sum of $200.

R. M.

(Note.—We have another account of the above affair, which furnishes no new facts, and in fact substantiates the above, but its tone does not suit us as well and its publication therefore is unnecessary. —Ed.)

GREELEY.[1]

A few Important Items.

Affairs in Greeley are quiet and prosperous. A number of fine and substantial buildings are being erected, and improvements of various kinds progressing most satisfactorily. There are by actual count 352 houses, erected and being erected in the town, a fact which will warrant us in stating the population at 1,000 persons at least.

The financial condition of the colony is sound, there being a cash balance of $9,038.66, in the treasury, besides $34,985. now due from colonists for town lots, water rights, etc.

The new ditch, on the north side of the Cache-a-la-Poudre, is progressing rapidly, and will be completed in January. It will be 30 miles long, and will cover and furnish water for 55,000 acres of land. It is contracted to be completed for $20,000.

It has been determined to fence in the colony lands by running a fence on the line of the ditches. This will make over 50 miles of fence.

The patronage of the town to the railroad is large. Between May 6th, and Oct. 15th, there was received at the depot 9,853,800 lbs of freight. There has been sold in the town 1,192,000 feet of lumber besides a large amount purchased in the mountains by private parties.

The citizens of Greeley are readers, for there are received at the postoffice 115 copies of the New York *Tribune*, sixty-three copies of the weekly Rocky Mountain News, thirty-five copies of the weekly Colorado *Tribune*, and over 200 miscellaneous publications.

Good feeling seems to be prevailing, the town is growing, improvements are of a first class character, and everything argues well for the future.

---

[1] *Daily Rocky Mountain News*, November 1, 1870, p. 4.

WHISKY IN GREELEY.[1]

The late Affair under a New Phase.

Greeley, October 31.—The "whisky riot" of October 22, as reported in your columns a few days ago, culminated in a court of law, to say: Evans vs. Greeley come up before Justices Pinkerton and Gargin on the complaint of the "gentleman of German extraction," who came "with the morning sun" on that eventful morning, and departed with his "Mountain Dew" ere the afternoon shadows lengthened over the town. Six citizens of Greeley were indicted, first, for larceny; second for arson and riot. Mr. Mallory appeared for the prosecution, and Mr. Frank M. Babcock for the defence. Messrs. Ralph Meeker, Alonzo Long, J. Max Clark, Wm. H. Post, W. E. Strunk and a mythical individual, "to the court unknown," save as "John Smith," were up on a preliminary examination. After some dozen or more witnesses for the prosecution had been heard, during which but little satisfactory evidence was elicited, the court adjourned to Tuesday morning, at 9 o'clock, to allow the prosecution time to produce additional evidence.

P.

WHISKY IN GREELEY.[2]

End of the Drama—Riot and Arson say the Court.

Greeley, November 1.—Court opened at 10 o'clock, a. m., Justices Pinkerton and Sargin present. The absence of witnesses for the prosecution compelled an adjournment to 1 p. m., before which, however. J. Max Clark, one of the accused, was discharged from custody. At 1 p. m., Court opened. The prosecution offered two witnesses, one of whom "nix know notings", and the other. saw no disturbance, only "a fire." The prosecuting attorney here "rested."

---

[1] *Daily Rocky Mountain News*, November 1, 1870, p. 4.
[2] *Daily Rocky Mountain News*, November 2, 1870, p. 4.

The attorney for the defense then asked for the discharge of Ralph Meeker, Wm. H. Post and W. E. Strunk. This was opposed as far as the first and last mentioned gentlemen were concerned. The Court granted the request as far as Mr. Post was concerned, and discharged him. He "went off" immediately into private life.

Witnesses for the defense were then called, one of whom proved an *alibi* as far as the mithical individual, known as "Smith", yesterday, but today as Narcross was interested. The next witness seemed to confuse the mind of the prosecuting attorney as to the time it took to eat his dinner. After arguments for and against a motion to discharge all the prisoners on the ground that there was no evidence to hold any one of them for examination, the Justices after mature deliberation "on the boundless prarie" decided to hold Mr. Meeker, for riot, and Mr. Narcross, for arson.

So drops the curtain on the first act of the Temperance Drama.

P.

WHISKY IN GREELEY.[1]

How it led to a Temperance Meeting which failed to agree.

Greeley, November 3.—A public meeting of the Colony was held last evening to discuss the temperance question now agitating the town. Dr. J. A. Barkley occupied the chair, E. W. Gurley acting as secretary. A majority report of the committee appointed to investigate the charges and to present a line of policy to be adopted by the Colony, was presented by William E. Pabor, Esq. A minority report somewhat more radical in its tone and measures proposed was presented by J. Max Clark. A lengthy discussion ensued, in which Messrs. Meeker, Cameron, Gurley, Clark, Pabor, Fisk, Childs and others took part. But at 11:30 p. m. no conclusion had been reached; whereupon the meeting adjourned to Friday evening. The people of the Colony are evidently awake to the necessity of enacting a stringent policy in regard to the sale of intoxicating liquors as a beverage on the lands owned by them.

---

[1] *Daily Rocky Mountain News*, November 4, 1870, p. 4.

P.

[A GENERAL VIEW OF CONDITIONS IN GREELEY.]

HOME CORRESPONDENCE.[1]

Editor, Boulder News:—Among the many improvements and attractions of Colorado, it may not be amiss to give your readers a few items as to the wonderful rapidity with which the town of Greeley, has sprung up since the first inhabitant set foot on the location, which is now only about six months. I visited that place for the first time, last week, and though I had heard a great deal said about the beauty and thrift of the place, I was very agreeably disappointed, for its beauty, size and present prosperity far exceeded my expectations.

The town is situated on a beautiful high rolling prairie on the Denver Pacific Railway, overlooking the lovely valleys of the Platte and the Cache-a-la-poudre rivers. Its streets are much wider than most of the Western towns, being, I should guess, not less than 100 feet wide. They have taken great pains to plow and grade, and elevate them in the middle, making drains for water on each side, and have planted shade trees on either side of many of them. Since my residence in the West, I have visited a great many towns and villages just springing up, but have never seen one before that seemed to rise and grow as by magic, like Greeley.

It is said to contain now, about 500 houses, nearly all of which are built of good material, substantially erected and tastefully arranged and finished showing unmistakable evidences that those who built them intend to make permanent homes.

---

[1] *The Boulder County News*, November 9, 1870, p. 2.

But the town seems not, to contain all this prosperous colony, for all around, nearly as far as my vision extended, I could see new comfortable houses erected and in process of erection on beautiful and rich lands intended for cultivation, a considerable quantity of which is already broken. This colony has certainly selected some of the finest laying and richest land in Colorado.

The broad rich valley of the Cache-a-la-poudre at and near its confluence with the Platte, together with the extensive bottoms on the latter stream are among its acquisitions.

The town contains many first-class stores of various kinds; one Bank, and very many shops, etc., etc.

They have also built a large irrigating ditch, about 8 miles in length, which is taken from the Cache-a-la-poudre, and supplies the town and a large portion of their lands with water, for all valuable purposes.

While there, I visited their literary society, which meets in a commodious hall once a week, and found it crowded with an audience of both sexes, that for intelligence and fine appearance would vie with almost any locality in the United States. Indeed, I am inclined to believe that Greely contains a larger per cent. of intelligence, refinement and industry, than almost any other Western town of its size and age.

Judging from the perseverance and industry which this people have displayed in building their town, and preparing their lands for cultivation, together with the efforts they are making at this time to have rail and wagon roads constructed to that point, I should not be surprised to see Greeley, in a few years, one of the largest cities in Colorado.

They have already located, and are constructing a first-class wagon road from there, to connect with the Boulder City and Grand Island mining district, and they will soon have men on the route viewing a practicable line for a railroad from Pine Bluffs *via* Greeley and Boulder City, and so on to the Caribou mines.

Some of their leading men, with others, intend forming a company and taking out a charter to build the road from there to Boulder, and from Boulder to Caribou. The road will likely be built from Boulder City by that company, and the Denver and Boulder Valley Railroad company.

This route will afford to the colony, a a short road to the Mountains and mines, and open up a forest of inexhaustable timber for fencing and other purposes. It will also give them access to stone for building purposes, stone coal, etc., all of which will be in great demand by that people. I could not help thinking, while admiring the beauty, cleanliness and taste, displayed in the laying out of Greeley, and its police regulations generally, that many of the inhabitants of the older towns in Colorado, if they would visit Greeley, might take lessons from it, that would tend very much to the cleanliness, order and beauty of their locality. B. G.

GREELEY UPON GREELEY.[1]

Mr. Greeley has at length found time to write out his impressions of the Union colony. He does it in a series of questions and answers, as the most convenient way of communicating the information so often sought of him by individuals. We give such of the answers as are of general interest:

What are the advantages of this location? A. A rich deep soil, free from bog, stick, stump, or stone, very easily broken up and tilled, and requiring only water to render it abundantly and surely productive. All these, with a pure, bracing atmosphere and remarkably healthy climate, it shares with other localities: but its facilities for cheap and extensive irrigation are peculiar, and I think unequalled. Wood and timber abound on the lower hills and in the gorges of the Rocky Mountains, from 20 to 30 miles distant, and may be floated down to the settlement when the Cache la Poudre is at its high stage, that is in June. The lands of the Cache la Poudre are covered and surrounded by the short, thin herbage known as gramma grass, which is said to be very nourishing and to cure on the stalk, so as to be equally acceptable to cattle in Winter as in Summer, and to subsist vast herds without other fodder. I am not sure that this is an advantage, though to the pioneer of scanty means it will naturally seem such.

---

[1] *Daily Rocky Mountain News*, November 11, 1870, p. 2.

How much land has the Colony secured? A. About 50,000 acres, very uniform in quality, and almost without exception arable.

What are the leading Industries of this Colony? A. As yet housebuilding, mainly in the village, with the arts subsidiary thereto, and digging irrigating canals, have mainly engrossed attention. When colonists began to arrive, late in April, or early in May last, there was not even a shelter for their heads to be had for love or money. A post office, 10 x 15 feet, was the only structure to be seen. Since then, four or five hundred dwellings have been built, with other structures, nearly so many gardens made, and water let into each; a public park laid out and planted with trees, and large yields from small areas of spring wheat, buck wheat, turnips, etc., realized. I did not hear of a single failure except from the ravages of hungry cattle. I am confident that if every acre owned by the colony could this winter be plowed, and next spring seeded to wheat, the yield would average 40 bushels per acre The potatoes grown this year, though mainly planted in June or July, were at once abundant and excellent.

Where will this Colony find Markets? A. Right at home for the present, and among the mines which abound in the adjacent mountains at all times. The new and promising developments of silver are but 40 or 50 miles distant; the gold-mining operations on Clear Creek, some 20 or 30 miles further. The mines of Colorado will consume all the grain and vegetables that can be raised in that territory for the next hundred years; and, besides, the rancheros or cattle growers of the plains are every day increasing in number, while not very likely to fall away in appetite. Few of them grow grain, for want of irrigation, but all are glad to help to eat it. I judge that the price of most grains and vegetables will range as high here in the average as in our State or New Jersey.

What manufacturers are likely to flourish there? A. Those of agricultural implements, saddlery, household-wares, and woolens. Sheep are already numerous in Colorado but are destined to become rapidly more so. There is no better location for the fabrication of cheap, substantial woolens such as blankets, cassameres, etc. Water power in abundance is to be had on the Caches-la-Poudre, Thompson, St. Vrain and other streams, just before or when they issue from the mountains, and before they are needed for irrigation. Ultimately, high, iight dams will be constructed at or near the point where they severally debouch from the mountains, and the water used for manufactures or for irrigation as the need shall be most urgent.

What is the prospect for trade? A. A very considerable trade from the mines and the ranches already finds its focus at Greeley. More will do so as the adjacent region is settled and its resources developed. A railroad up the South Platte is expected soon to cross the Denver Pacific at this point, and make its way hence into the mining region. Greeley aspires to be a county seat and a considerable city, with what reason we shall see by and by.

Will the Colony live and prosper? A. That depends on its people. I do not see how it can well contrive to die, unless its members should take to drink, or gambling, or some kindred folly, and so squander their magnificent opportunities. I anticipate nothing like this.

Would you recommend the formation of more such colonies? A. Yes, ten thousand like this, or as much better as can be devised. To those intending migration to the far west, it would be worth while to form such an association, if with no higher purpose than to make bargains with railroads for the cheapest possible transportation of families and household goods by wholesale; but the hardships and privations of pioneer life may be immensely abridged and softened by such a combination.

[An Unfavorable Description of Greeley.]

ANOTHER "BABY" COME TO GRIEF AT GREELEY.[1]

Another fool has been to Greeley. He writes without signature and the Milwaukee, Wisconsin, *Sentinel* publishes his lies as editorial—a very foolish thing, by the way, for the *Sentinel* to do. This half-brother of Hobbs'—by his mother's side—says:

---

[1] *Daily Rocky Mountain News*, November 12, 1870, p. 2.

Upon the Denver Pacific railway, midway between Cheyenne and Denver, near a small stream, upon a desert overlooked by the Rocky Mountains, is located a town that is famous in many ways: famous for its name, for its morals, but not for the fertility of its soil nor the charm of its scenery. We have been at Greeley, and we speak that which we know, when we declare that although the climate is good, the air pure, and the stars very bright at night, there is nothing to induce a sane man to plant himself on that desert. No trees are within fifty miles, except a few stunted cottonwoods upon the banks of the stream. The soil is alkali, and poor enough. The thing is a humbug. If it shall serve the purpose of cooling the brains of a few hot-head reformists by showing them the impracticability of their theories, it will serve a good purpose, but whoso reads this article and goes there, cannot say he was not duly warned of the humbug. Many have left it, and soon its last hovel will be deserted.

We are tired of answering such silly stories. How any man with a particle of sense can have the impudence to make such statements, when evidence to prove the contrary cannot but meet his view on every side and at every turn, is a mystery that exceeds our comprehension. The *Sentinel* man probably did not believe that Colorado has been peopled for twelve years, nor that thousands of acres of poorer soil than any belonging to the Union Colony produces yearly from twenty-five to forty bushels of better wheat than he ever saw in Wisconsin. He must be near sighted or he could have seen the unlimited forests of timber that cover the mountain sides down to within less than half fifty miles of Greeley. It is to be hoped that he has got back safely to his ma.

[The Destruction of the Whiskey Shop Gains a New Member for the Colony.]

[1]A master mechanic, living in Pennsylvania, having sold his property, was considering whether he would join the Colony,

---

[1]*The Greeley Tribune*, November 16, 1870, p. 2.

when he saw an account in a Titusville paper of the burning down of the whisky shop, which decided him, and he arrived on the train, with his family, last Saturday evening.

OUR WHISKY TROUBLES.[1]

The leading facts in regard to whisky in Greeley, are, that a liquor-seller from a neighboring town rented a building on a piece of undivided property, of which the Colony owned one half, and had his shop running one Sunday morning. A committee was appointed to wait on him, and he agreed to leave; at the same time the old shanty took fire and was burned. Several persons, mostly young men, were prosecuted, and were bound over, while others were threatened. As they feared they would not have a fair trial, they left the Colony. The grounds for their fears were that the members of the Colony, as such, not being citizens, have no control in judicial matters. A great deal could be said on this subject, but at present it is not thought advisable. It is clear, however, that no one will be allowed to establish a liquor or billiard saloon in this town, nor to sell liquor as has been alleged to have been the case. Two druggists have been appointed to sell in cases of sickness, upon application to a committee. Any violation of the regulations will arouse at least three hundred who will stand together in a solid block.

[Statement of Principles of the Greeley Tribune.]

PROSPECTUS.[2]

The *Greeley Tribune* is printed at Greeley, Colorado, and its objects are:

1st. To give full particulars of whatever relates to the Union Colony, of which the town of Greeley is the center, and to show the advantages of colonization upon our plan.

2d. To call attention to the attractions and wonderful resources of the Rocky Mountain country, of which little, as yet, is known by the American people.

---

[1] *The Greeley Tribune*, November 16, 1870, p. 2.

[2] *The Greeley Tribune*, November 16, 1870, p. 2.

3d. To teach that the highest power which man can exhibit, grows out of mental culture and at the same time, out of well established habits of industry connected either with the cultivation of the soil, or with some mechanical pursuit.

4th. To enforce the doctrine that the foundation of all prosperity, whether of nations or of individuals, is based on the family relation as maintained in civilized countries, and that the highest ambition of a family should be to have a comfortable, and, if possible, an elegant home, surrounded by orchards, and ornamental grounds, on lands of its own.

CERTIFICATE OF ORGANIZATION OF "THE GREELEY CO-OPERATIVE STOCK ASSOCIATION."[1]

Whereas:—

We, the undersigned

Jas. C. Shattuck,
N. C. Meeker,
A. Hotchkiss,
A. J. Wilber,
Chas. Emerson,
Elisha Nye,
S. K. Thompson,
H. McKnight,
Wm. H. Post,

desire to form a Company for the purpose of Dairying, Herding, Stock-raisng, Butchering and dealing in Stock, Hay and Feed, under chapter 18th of the Revised Statutes of Colorado, and the amendments thereto, approved February 11th, 1870.

Therefore we do hereby certify:—

First,—That the corporate name of said Company shall be The Greeley Co-operative Stock Association.

Second,—That the said Company is formed for the following pupose, to wit: first, to carry on the Dairy business, second, to Herd Stock, third, to Raise Stock, fourth, to deal in Stock, Hay and Feed, fifth, to engage in Butchering.

Third,—The amount of Capital Stock of the said Company to be One Thousand Shares of Ten Dollars each.

---

[1] *The Greeley Tribune*, November 16, 1870, p. 4.

Fourth,—The term of existence of said Company shall be Twenty Years.

Fifth,—The affairs of said Corporation shall be managed by Nine Trustees, and the following named persons shall be the Trustees for the first year and until their successors are elected, to wit:

Jas. C. Shattuck,	Chas. Emerson,
N. C. Meeker,	E. Nye,
A. Hotchkiss,	S. K. Thompson,
A. J. Wilber,	H. McKnight,

Wm. H. Post.

Sixth,—The principal part of the business of said Company shall be carried on in the Town of Greeley, County of Weld, Colorado Territory, with the right to carry on a part of its business outside of said Territory.

Seventh,—The Trustees of said Company shall have power to manage its business, subject to the direction of the Stockholders.

[THE GREELEY LYCEUM.]

[1]Three sessions of the Greeley Lyceum have been held, the attendance was large and the performance of the speakers highly creditable. The questions discussed were with regard to womans suffrage, and to the permanence of ideas.

[THE PUBLIC LIBRARY.]

[2]Mrs. A. J. Wilber has been appointed to solicit donations of books for the Library, also, subscriptions of $1 from each, for supplying the Reading Room with newspapers. She will proceed forthwith to call on all our citizens.

[3]The Public School will commence on next Monday. It is desirable that all the children meet for grading at Colony Hall.

[1] *The Greeley Tribune*, November 16, 1870, p. 3.
[2] *The Greeley Tribune*, November 16, 1870, p. 3.
[3] *The Greeley Tribune*, November 16, 1870, p. 3.

WHAT KIND OF PEOPLE WE HAVE.[1]

THE MEN.

We have three or four classes of men, one is composed of educated mechanics, who are acquainted with farming and fruit growing; who know quite well what a nice house should be, and who are able and anxious of themselves to build it. Another class consists of farmers, many of whom are handy with tools. They are reading and thinking men and they will be cautious to adopt best methods of irrigation, and to grow as large crops as the soil is capable of producing. Another class may be said to be farmers or school teachers, agents, or almost anything, for they are well educated. Some are graduates, and, during this summer they have labored like common men. Some of them are good public speakers, and having studious habits, they are destined to exercise an important influence, not only in the colony, but also in Colorado. But they are not in a hurry. They have learned that one who waits gains while he waits more than could be easily gained were we placed in a prominent position; and they are impressed with the new idea of this age that no man can be so powerful as he who combines literary culture with every-day industry. But it is seen that a full development in this direction requires much more time than when efforts are exclusively devoted to a profession. We have several ministers who might be included in this class, and they are esteemed for their practical good sense, for their knowledge of theology and rural affairs. They are much like those ministers of New England, who, in a former age, cultivated the soil with their own hands, and imprinted upon the whole American mind much of their acuteness and positiveness of opinions.

We have several politicians who are well schooled in all the arts, schemes, dodges and devices of this important and influential fraternity, and a silent and unconcious struggle is going on between them and the educated industrial class. What is to be the final result cannot well be predicted; but if the politicians lose their power, and a more practical class succeed them a great change will have taken place.

[1] *The Greeley Tribune*, November 22, 1870, p. 2.

THE WOMEN.

Perhaps a majority of our married women have taught school, and many of the unmarried ones have. The disagreeable condition in which they have been placed for want of comfortable homes has given to many a sad cast of countenance, and some have scarcely appeared in public. Of late, and since houses have been plastered and conveniences have multiplied, a change for the better in the appearance of the women has been apparent, and the congregations at church is much more elegant and cheerful than it was two months ago. The truth is a woman is weak unless she can have a comfortable house; and a man is not only weak but untidy unless he has a housekeeper.

As to intellect, the women are fully equal to the men and they only lack drill and wider means of obtaining information. Many of the females are remarkable for large perceptive and reflective powers, and these, often, are in excess of their vitality. Generally, this climate is having a favorable influence on the health of our women, and the hopeful condition of the colony in most respects, adds to the tonic given by the pure air. It is to be said that both the men and women of this colony are select, for they were alike receptive of the aims and objects, of education, of refined society, of temperance, and of elegant suburban homes; and they have gathered from many widely separated regions, to realize these ideas. In dress, our women show a refined and simple taste which everywhere is an outgrowth of culture, and the display of it at church and at the lyceum adds greatly to the high character of the audience. It is doubtful whether any assemblage in any of the states can present better dressed ladies. Nor should this surprise, since they have come from New York, from Brooklyn, from the towns and cities of New England, from Philadelphia, Pittsburg, Buffalo, Cleveland, Detroit, Chicago, and other more or less important places in the west, or, if from country places, they had intimate friends in these cities, and thus, whatever distinguishes there, also distinguishes here.

Of young men and of young women we shall treat hereafter. Of children little information has been gained because they are so quiet, and are seldem seen abroad. At first view, boys seem scarce for no yelling nor whooping nor unseemly noises are heard at night; nor is church services interrupted by the cracking of nuts. Still, there really are a good many boys, and there will be more, and they will make themselves heard in due time.

[Irrigation Ditch for the Town.]

[1]Irrigation being a necessity in Colorado it is to be said that in the spring we contracted a ditch nine miles long by which water was brought to any house or garden in the town; and the quality has been found so excellent that many cisterns will be built to receive it. At first our wells were good but from the use of pine curbing, or some other cause, the water has in many cases acquired a bad taste, The Cache la Poudre water is soft, clear, and every way agreeable. Besides this ditch, another thirty miles long on the north side of the river is to be completed by January, and as it will water some 50,000 acres then, our farms will be opened next year. The present ditch will irrigate besides the town more than 5,000 acres. As to irrigation itself, more will be said hereafter, but all of our people think it makes farming a scientific instead of an uncertain pursuit.

[Colony Membership. The Town. Prospects of the Colony.]

TO OUR EASTERN READERS.[2]

The following questions asked in a letter by a gentleman in Washington City, are so similar to those we are daily receiving, that we answer them in this form:

1st. What does it cost to join the Colony, and what privileges do you obtain by being a member?

Ans. $205 pays for a share—although some of the old shares may occasionally be had for first cost, $155. This gives members a tract of land, with water furnished from the irrigating canals. He is also entitled to vote at all colony elections, enjoys school privileges, &c.

---

[1] *The Greeley Tribune*, November 23, 1870, p. 2.

[2] *The Greeley Tribune*, November 23, 1870, p. 3.

2d. How much land does each member get?

Ans. From 5 to 80 acres, according to the distance from town.

3d. What is the climate, say in comparison to some eastern places?

Ans. Our eastern people all testify to its superiority over New England in that respect. We have had but three rainy days since coming here. The weather at this time is much the same as in the latitude of Fredericksburg, Va., but much drier and more invigorating. Our nights are always cool, and these bright autumn mornings are sharp, and inclined to give one an appetite. In a word, our climate is all right.

4th. How much of a settlement is there, and what conveniences are there for purchasing the necessaries of life—also the comforts?

Ans. We have about 450 houses, and more going up daily. It is safe to say we have about 1000 people here. We have stores 40 and 50 feet deep, filled with all the necessaries of life, and about the same amount of luxuries that can be had in Chicago, with only freight added. In fact, if you have money you can buy anything here that you can in eastern cities, except Whisky.

5th. Are there houses built ready for new comers, and is there a hotel?

Ans. No houses are built, unless ordered, as we are too busy in building for ourselves; still, persons at the east can have houses built by parties now upon the ground. We have a hotel and several good boarding houses.

6th. What business is there that a man with capital might go into, that would be a help to the place, and not interfere with those already engaged in business?

Ans. We need a grist mill, as there is none nearer than 20 miles, and next season we will have a heavy wheat crop to be ground. The colony will grant fine water power and mill site to responsible parties who will undertake this business. We must soon have a factory for making Beet Sugar. Our soil is well adapted to the cultivation of the sugar beet, and they can be raised in almost unlimited quantities.—A fortune awaits the man, or men who will erect a sugar factory at this place.

We are now sending off tons of hides to the east, to be made into leather, and sent back to us, we are paying freight both ways: Common sense says we should make our own leather right at home. Capital in the hands of an intelligent man need not be afraid to come to Greeley.

8th. Have you a Church, Sabbath school and day-school?

Ans. We have a Congregational church, numbering over 30 members; a Methodist church of about the same number; also, Presbyterian, Baptist, and Covenanters, all having church organizations. At present we hold our religious exercises together, in Colony Hall, which is crowded to overflowing every Sabbath, where we have good preaching, good singing, and good feeling amongst the people, who, as a general thing go for better purposes than to make display. Our Sabbath school numbers over 100 children, is under the charge of a worthy young man, and is in a flourishing condition. Our Public School is organized in three departments, and *must* prove successful, for our people are fully determined that our schools shall be the pride and ornament of the place.

9th. What is the general character of the people comprising the colony, as to morals and education?

Ans. Perhaps we are too modest to do ourselves justice in this case, but we may be pardoned for saying *what we are not*.—We have no whisky dens, nor beer shops; no gambling hells nor billiard saloons; no rows; no street fights; very little profanity is ever heard; the Sabbath is almost universally observed, and people generally mind their own business.

Greeley, undoubtedly, possesses more educated men and women than any other town of its size, west of the Mississippi.—You can at almost any hour of the day, see men with collegiate educations driving ox teams, shoving the plane, building irrigating ditches, &c. We have men who have filled professorships, edited well known papers—filled a senator's chair, and are competent for any public business.

The hurried replies we have been obliged to give these questions may, we trust, give our friends an idea of the "situation" in our Colony. Let us repeat, that you will not find everything all right here—much is to be done, and good folks from everywhere are welcome to come and help on the good work we have begun.

(CORRESPONDENCE OF THE DENVER TRIBUNE.)[1]

THE IMPROVEMENTS AT GREELEY AND AMONG THE COLONISTS.

Greeley, Nov. 26, 1870.

I may briefly state that the progress made by this enterprising colony since my previous visit some weeks ago, has been so great that it will be impossible for me to give an adequate idea of its extent in what I shall now wrtte. Scores of buildings are completed and many more have beginnings. The weather has been so like summer all the fall that it has seemed as Providence was witholding the severities of the season for the benefit of our people. Farmers are turning over the sod all up and down this valley, and more fall plowing is being done in northern Colorado this season than ever before. A great many of the colonists have commenced an earnest improvement on their little farms, and are making careful preparations for a good crop next season. Their large ditch will soon be completed, which will afford sufficient water to irrigate 50,000 acres of land, the most of which will be tilled next season. Additional immigration is being added to the colony every day, and some two hundred have arrived in the last five weeks. They have organized, and now have a flourishing cornet band at this place, and many of the members show good musical talent. Mr. C. W. Sanborn is their leader and an accomplished musician. They have fifteen instruments, costing $975. They gave a concert last evening, which was attended by three hundred people. The band was assisted by a number of the lady vocalists of Greeley, and altogether it was fully equal to anything of the kind we have seen in the Territory. Many of the ladies have well trained voices and exhibit good musical talent. Miss Alice Washburne seems to be the favorite, but there are several others who are about equal. Among the number I may mention Miss Tenny Nichols, Miss Julia Stansbery, Miss Hanley, and others whose names I did not learn. Miss Hollister presided at the piano, and added much to the occasion. Mr. Barnes did the base very well, indeed, and showed a well trained voice. Messrs. Sanborn, White and Barnes are musicians and vocalists, who can hardly be surpassed in the West. I am informed it is the intention of Mr. Sanborn and some of the leading musicians and vocalists of Greeley, to give a series of concerts in different parts of the Territory the coming winter. If so, I bespeak for them an interesting tour, and for those who have an opportunity of hearing them a pleasing entertainment. Socially, morally, and religiously, the Greeleyites are examples worthy of imitation. I find the hotel accommodations considerably improved since I was here before. The Bailey House is now the Greeley House, and an addition has been put on, and the rooms changed, so that now it is much more comfortable and convenient. In my next I shall be prepared to give more of the details and deal more extensively with subjects pertaining to this part of the Territory.

---

[1] *The Daily Colorado Tribune*, November 29, 1870, p. 2.

H.

[Membership Fees.]

[1]The Greeley Colony announce through New York papers that for ninety days only, new members will be received upon the payment of $155, the amount originally fixed for membership in the Colony. Only four hundred can be received upon the original plan.

[Conditions of Admissions to Membership.]

—[2]We make the following statements for the benefit of enquirers;

1st. The Union Colony prohibits the manufacture and sale of intoxicating drinks on all lands belonging to it, and a provision to this end is inserted in all deeds.

---

[1] *The Daily Colorado Tribune*, December 6, 1870, p. 4.

[2] *The Greeley Tribune*, December 7, 1870, p. 2.

2nd. Persons become members by paying $205, or on buying old certificates, for which they are entitled to select a lot within the town plot, which is one mile square, by paying $25 for an inside, and $50 for a corner lot, and to choose out side of the town 2½, 4½, 5, 10, 20, or 40 acres for which deeds are given without other payment. Eighty acres may be had by paying extra, what the land cost. Water for irrigation is attached to the land.

3rd. All such shares must be improved by the 5th of next April, and less is required from a poor than from a rich man, and more from a nonresident than a resident, but no definite rule has been established. Neither lots nor lands are sold to those not members, but when deeds are secured members do what they choose with their land. The object is to secure actual improvements. If shares are not improved the Colony sells the land selected and refunds the money on presentation of the certificate.

4th. There are still opportunities for new members, and they can select land immediately. It is true, that what now seem the best locations are selected, but in a short time these which are now open for selection will be considered choice. A large number of acres near the town, hitherto unsurveyed, will be divided into lots and made subject to selection in a few days.

5th. We have several public schools in operation, and two select high schools are to be opened this month.

OUR YOUNG MEN.[1]

A company of young men equal to ours cannot be found in the world Most of them are educated, all are well informed. There may be a few who, under other circumstances, would be irregular, but the influences surrounding them by reason of the good conduct and gentlemanly habits of the many, restrain them, and they are better than they could expect themselves to be. A similar remark is to be made of some older men, who, in coming

[1] *The Greeley Tribune*, December 7, 1870, p. 2.

hither adopt the habits of the rest, and they are better men than formerly. This general state of good morals among us does not arise from fanatacism, nor from any sort of uniformity in religious belief. Certain papers, and persons abroad have conveyed the idea that we are a set of straight backed Puritans, and that men are fined 10cts for taking a chew of tobacco. If any thing of this kind exists we have failed to see it, and it is uncertain whether a majority belong to any church; while it is certain that no one church predominates. As to the use of tobacco, some of our reformers frequently remark that they are astonished and grieved to see so many use it.

For the most part, our young men neither chew nor smoke. How many of them have made the money they brought with them, or how many were supplied by their friends, cannot be known, but from the energy they display, and the careful use they make of money, it may be presumed that they acquired the most they have by their own efforts. Generally, a young man's grip on money is slight, it relaxes unawares, and his hand seldom closes firmly until a female hand, displaying a plain gold ring, is clasped over it. Then it shuts like a vice. It will be difficult to find so many young men elsewhere whose handwriting is so good, who are so competent to do business correctly and quickly, or who are so well acquainted with ancient and modern literature. It must be that they had advantages when young; that kind and intelligent mothers guided and watched over them, and whether here below or high above, they are still praying for them; that they went into business and mingled with the world early, seeing rough experiences; and finally, that that they became attracted by the pictures they drew of colonial life, and of the peaks and ranges and canons and dells of the Rocky Mountains.

Nothing is more unique than the life which most of these young men lead, KEEPING BACHELOR'S HALL. To the poetic mind of a young man, struggling under difficulties, with a dark and perplexed outlook into the future, no more natural plan for partial relief is presented than that of having a household to himself; and two considerations arise, aside from the economy, which are, he fancies that the food he shall prepare will be more palatable since at this period of life the taste is capricious, and the taking on of new elements, in the completion of the man, imperiously demand certain kinds of food; while, by establishing himself under a roof which he calls his own, a step forward is taken toward the inevitable destiny of man, when he is to have a companion, and when furniture and adornments and a well ordered house shall proclaim that a new and complete home is established, in which family cares and joys shall arise again.

During the first Colonial days lumber was scarce, but instead, there were tents, and in these the young men established themselves, often, on the banks of the river, in a cottonwood grove, and afterwards, some built shanties, and having herein their trunks and bedding, sometimes a hammnck, while they cooked out doors, generally building a fire between stones, and they eat their meals on boxes or rough tables, As warm weather came on, the mosquitoes were found troublesome and many retreated to their lots in town, and when colder weather approached, they improved their dwellings, or rented rooms where several mess together. Sometimes eight or ten can be found taking their meals in a back room from a table promiscuously spread with tin plates and odd pieces of crockery; some sit on chairs, others on benches, and not unfrequently they eat standing, holding a morsel of meat and bread in one hand and a cup of coffee in the other. You may be sure that the floor is not mopped every day, nor that the sheets, if sheets are used, show every night fresh folds made by the flat-iron. Among these young men it is not uncommon to find married men who are engaged in building, and whose families have not yet arrived, and it is to be said that they are not a bit more tidy than their young companions. Others are much better situated, and they have spent the fall in building houses which looK well on the outside, and are well finished and arranged within, being ceiled or plastered; the windows are well glazed, the doors well hung and everything in good order. They have little cook stoves, and pots and pans and cupboards and dishes, and tumblers for visitors to drink out of, and looking-glasses, and there is always a shelf well filled with books. But the table is set in a hap hazzard way, and when they sit down to eat they so place themselves as to watch some article of food cooking on the stove, generally slap-jacks, that they may be eaten hot. As they are industrious and always have some kind of work on hand, the dishes are shoved away as soon as the meal is over, and when the next meal is to be prepared, these dishes are to be washed, or at least scraped. Some having been tossed much about the world, have learned to be good cooks, and they have imparted their knowledge to the rest, hence, their cooking is generally good; and with baking powder and our excellent Colorado flour, they make as nice biscuit as ever were eaten. They broil or fry steak nicely, and their stewed fruit is well sweetened. The art of making raised bread has not yet been acquired. Everywhere the tables are without covering, and it is doubtful whether a man running Bachelor's Hall ever provided a table cloth. It is true also, that where women eat and live alone they often dispense with this article, hence, it would seem that a table cloth, full as much as anything else, is representative of the marriage state.

If there are no meetings the lamp is lit, the floor is swept tolerably clean, and a book or magazine is taken up and read until bed time, or, as is often the case, bachelor friends drop in, and they have a sociable chat. So far as our knowledge extends, the conversation of our young men is free from oaths or vulgarity nor is rough ungentlemanly language of any kind used. They take a great many papers and magazines, and it would surprise a stranger to learn that a young man working by the day or month has kept files of the best magazines for years, and that there is no topic of general interest nor any important event of the day of which he is ignorant. Of course each one is the owner of a town lot, often of a business. and of a residence lot, and also of outside farming land. In the progress and growth of the town and Colony he has an equal share, and the time cannot be distant when by the investment he has made of $155 he will have a property which will make him independent, while in the East he could have secured this only by years of persevering industry.

It is manifest that however much is required to make a home, still, there is not enough of the right kind of work to develop the capabilities of these young men, and, in a manner, they are waiting. Their work is certain sooner or later to come, work, which only themselves can do.

Most Beautiful Youth! in these last ages, while there are new recognitions of the rights of man, and while the human mind is spreading its wings broader than in any former period, count yourselves fortunate that Providence has made preperation, little by little, through many generations to call upon you to enter the gates that lead to fairer and more active fields than mortal eyes have yet beheld.

[ADVANTAGES GAINED BY THE EXCLUSION OF LIQUOR SELLING.]

—[1]One great advantage gained by the members of this colony is, an emancipation almost as great as that enjoyed by the slaves. Wherever we have lived, and through our whole lives, we have been obliged to associate with drunkards and tiplers, who swarmed in every rank of society and who met us at every turn. There were fashionable and unfashionable saloons, gambling holes in cellars, and in chambers of high buildings. At weddings, and festivals. and celebrations was to be found the fashionable glass of wine, and this whether in country or town. New York, with its wealth and immense business; Boston, with its high culture and its prohibitory law, and Philadelphia with brotherly love, are equally cursed with rum; and in western towns, Chicago, Davenport, St. Louis, St. Paul, & Omaha, are the Germans with their lager beer, and sonorous songs, and Sunday pic-nics. Even in small country towns, were the lager beer saloons, and ragged hangers-on—on all railroads were the Irishmen with their whisky and shellahas, and everywhere young men of promise were growing red and bloated. All these are left behind. We have been emancipated, and we breathe freer. The day of Jubilee has come.

[1]*The Greeley Tribune*, December 14, 1870, p. 2.

COLONY FENCING.[1]

The problem we had to solve, in regard to fencing, and concerning which, so much has been said all summer, has been worked out in the determination to fence in the whole of the Colony land, upon the lines of the irrigating ditches. The plan now is, to have a wire fence built in the most thorough manner. The length of the whole line will be about 40 miles; and $16,000 has been appropriated for this object. The few farmers, not members of the Colony, whom this fence will enclose, make few or no objections, while some think it will be to their advantage, as they will be protected equally with ourselves. The extent of country enclosed will be 15 miles long, and from 3 to 4 miles wide. Taking a straight line, the fence will cross the ditches in several places, since their course depends on the nature of the ground, and runs at almost every point of the compass, by which means, cattle on the outside will have a chance to get water Along the ditch nearest town, and known as No. 3, it is probable that the fence will, for most part, run on the outside, for the reason that water is in great request for household purposes, and there is little doubt but that this mountain water will, in the future, form our chief supply, unless our wells shall, by some means, become better. At first, we thought our well-water was unequalled, but for some cause it has gradually degenerated.

With a grand enclosure around the town and farming lands, the necessity for fencing lots or fields of any size is avoided, and we shall be able to present the pleasing and civilized spectacle of high cultivation without fencing, which, saying nothing about the unsightliness that many enclosures would have, an immense sum will be saved; that is, to fence all the different parcels of land owned by the several members, will cost, as has been estimated, half a million of dollars. With such an advantage upon the settlement of a new country, the greatest obstacle is removed, and those wishing to find new homes must be greatly attracted by the economy apparent in such a plan.

Those who have paid greatest attention to the subject of fencing, both in Europe and in America, have united in the expression of opinion that the proper course to pursue is to fence stock, instead of crops, which is precisely what we shall do, though in a most magnificent way, for in keeping our stock on the outside of our ditches, we shall have field, if it may be called a field, enclosed on only one side, which extends outwards in all directions, an indefinite, almost an infinite distance; that is to say, there is free range to the eastward 500 miles, to the west 2000 miles, to the north 8000 miles, and to the south 3000 miles.

---

[1] *The Greeley Tribune*, December 14, 1870, p. 2.

The practice of fencing crops arose from the necessities of the hour, not from a clear understanding of the case, and whatever is done under such circumstances is likely to be done wrong. Crops are never aggressive, they make no assaults, they destroy no property, and they only desire to be suffered to grow in peace. Stock, on the contrary, is unruly, senseless, provoking, and forever unsatisfied; and if one reflects a little, it must be seen, that it is property of this kind which is to be restrained by bounds. Jails and penitentiaries and confinement are for the lawless, not for the peaceable. No police, no watchmen, no penalties are required, or thought of for the innocent.

The most intelligent farmers in Illinois, stated years ago, that, by fencing crops, instead of cattle, the State lost many millions of dollars yearly; and in Europe, particularly in those parts where agriculture is the chief interest and farthest advanced, and where the best, the cheapest, and the practical are resorted to in dire necessity, the fencing of crops was abandoned long ago. In England the hedges are being cut away as being not only useless, but injurious, for they are grown at the expense of whatever crops stand within several rods, and thus the hedge row, which is associated with so much other poetic and rural in English literature, is to become a dream of the past.

It will show good sense in us, if we avail ourselves, in the first settlement of a new country, of the experience of others, instead of going through a long series of costly experiments, by which our posperity will be retarded for years, that we may be convinced, at least, of having made a great mistake.

[Inducements to Settlement in Greeley.]

[1] Men are constantly in our town from variout points in Colorado, looking for lots or houses, that they may remove hither to secure the advantages of education for their children. Several extensive stock growers and ranchmen have already bought, and are preparing to build. They will keep their cattle 20 or 30 miles distant from town where the range is good and where nobody will be disturbed, hiring herders to take care of the cattle, while they will live in town with their families. It is a great inducement that we have good schools, with the certain prospect of still better ones, and that we have shown ourselves so totally opposed to the sale of liquor that no man will dare put up a saloon for he knows his fate,—knows that he will be cleaned out in less than 24 hours. Did we only desire to make money, to speculate in the best manner in real estate, and to attract monied men among us, without the least regard to principle, we could not adopt a wiser scheme than the one we are carrying out; and we hope to demonstrate beyond all cavil that the surest way to prosperty is through an organization which insists upon having for its motto, common honesty, and common sense. As to brilliancy, and splendid achievements, these can be left to individuals.

[Preparation of the First Annual Report of the Colony Trustees.]

—[2]Mr. W. E. Pabor was employed by the Board of Trustees, to put in form the annual report of their body, which being done, he was authorized to proceed to New York, to get the same published, and, also, to publish a lithograph map of the Colony lands and adjacent county. It seems now that the whole task has been executed in a highly creditable and business like manner, and that, instead of being an expense to the Colony, it is likely that in the end the receipts from the sale of these will be in excess of the expenditures. Mr. Pabor resigned a lucretive position, as Post Master, in one of the upper wards, in New York city, to join this colony, and he gives evidence of having been sharpened up by contact with the shrewdest business men in the world; while, at the same time, it is to be added, he is a worthy member of the Congregational Church, thus furnishing an example so much needed, that of a christian business man.

---

[1] *The Greeley Tribune*, December 14, 1870, p. 2.
[2] *The Greeley Tribune*, December 21, 1870, p. 3.

[THE PUBLIC SCHOOL.]

—[1]A visit to the school will be of interest to all who wish to see the chances for education in this far off land. The school in Colony Hall is quite full, and the principal, Mr. Gurley, assisted by Mr. Garver, have the classes well organized. A recitation room is attached, well warmed and provided with seats, and here, what may be called a second school, is in progress, pupils in the higher branches being accommodated. From a short visit on Friday, it appears that much of the improved methods of teaching has been adopted; as in arithmatic, and in the mathematics, and Mr. Gurley gives evidence that he is acquainted with short ways of computation and analysis common in the best schools of the East, and by which a pupil saves much valuable time. No better test, as regards the qualification of a teacher, can be applied than in this respect. Mrs. Guinnea's primary school is full and in a prosperous condition.

[ABSENCE OF SWEARING IN GREELEY.]

—[2]With tolerable hearing, we have not detected more than half a dozen oaths in our town the whole season. One young fellow swore at his horse, when plowing; three men got mad at cattle in their gardens, and two not belonging to the town, were talking about somebody stealing their water melons. Still, we suppose that a good deal is done here and there, which, in the aggregate, will make a heavy bill for somebody to pay, but as this is not done in public, some deduction will probably be made.

---

[1] *The Greeley Tribune*, December 21, 1870, p. 3.
[2] *The Greeley Tribune*, December 21, 1870, p. 3.

[The Reading Room.]

—[1]The free Reading Room is now open to citizens and strangers both night and day. Lights and a good fire are provided. Some of our young men are always found sitting by the table. Those who have Books to donate should present them now, for they are needed.

OUR TOWN.[2]

Business seems to be as good as ever.—Mr. Fisk has reduced prices on leading articles. The photographic gallery of Mr. Johnson's is doing good work, and views of the town are well spoken of. Messrs. Solomon are buisy all day long, with county and town customers, and they add much to the life of the place. Genl. Cameron's drug store has more visitors than any other place, and he keeps all that is equired for in his line, and at moderate prices. Mr. Boetcher is always buisy in the hardware line, and he can do as neat a job of tin work as any workman in the country. Messrs. Hollister & Savage have a full stock of hardware, and it looks as if they could supply stoves of all kinds, for everybody. Our friend Abbott is improving his market house, and yet is always on hand to meet customers. Mr. Talbott's barber shop has a notice in the New York Times. Mr. Nichols, and his clerks, are busy in supplying all kinds of goods, and his merchant tailoring establishment, the only one in Colorado, keeps many needles flying. The young men in Monk's store seem to have all they can do, and their cheap boots and shoes are frequently spoken of. Mr. Pinneo's meat market is as neat and well supplied as ever. The two hotels, the Greeley and Colorado House, have full tables. Mr. Benson is getting ready to help them.—Since the warm weather has come, house building has started again, and Mr. Sanborn is selling lots of lumber, while Judge Hanna does his share. The two blacksmith shops keep pounding out music, and near by, Mrs. Kinison sells butter, as can be learned from the New York Times. The Bank has been moved into the fine building on Main st., and it is to be

[1] *The Greeley Tribune*, January 4, 1871, p. 3.
[2] *The Greeley Tribune*, January 11, 1871, p. 2.

hoped money will be plentiful. Mr. Van Ghoren keeps all our watches in order. Mr. Higby has horses and carriages, which are tempting in this fine weather.

Mr. Perkins, next door to our office, is selling all kinds of furniture and upholstry to town and country people, at about the same prices as are obtained in Illinois and Wisconsin. Mr. Post's Book Store and News Depot is the head-quarters for our literati, and for all who want articles in his line, and we are in earnest when we say that his prices are lower than in any town west of Chicago.

[The Public Library Open.]

[1] Notice.—The committee respectifully announces, that the Reading Room and Library in the Colony building on Main St., is now open to the public, and extend an invitation to all to visit the same.

Any person having books or periodicals to donate or loan to the Library, will please leave them at W. H. Post's Book Store on Maple St., at their earliest convenience.

W. E. Pabor,
Mrs. A. J. Wilber, } Committee.
W. H. Post,

[The Dramatic Association and the Farmers' Club.]

GREELEY NOTES.[2]

The Greeley Dramatic Association will give their second entertainment next Saturday evening, at which time they will produce *Ten Nights in a Bar Room,* and *Jumbo Jum.*

A Farmers' Club has been organized in Greeley, composed of 60 members. They meet every Wednesday evening for the interchange of opinions on subjects connected with farming and fruit growing. They cordially invite persons who visit the town to attend the public meetings. They desire letters from experienced persons, detailing their experience in the following matters: Can broom corn, sorgo, and foreign grapes be grown successfully? They want a list of the varieties, of the different kinds of fruits, which have proved hardy in this climate, and which varieties have proved too tender. How many times, and how late in the season, shall they irrigate fruit trees? Does not late irrigation cause a late soft growth, which would be liable to be killed during severe winter weather? All letters received will be read before the Club, and published in the reports. The officers are D. Boyd, Pres't; J. M. Clark, Sec'y; J. H. Foster, Corresponding Sec'y.

---

[1] *The Greeley Tribune,* January 18, 1871, p. 3.

[2] *The Denver Tribune,* January 24, 1871, p. 2. The new name for *The Daily Colorado Tribune* was first used January 20, 1871.

[COMMENT OF THE MINER ON THE COLONY AND MEEKER'S REPLY.]

—[1]We clip the following from "The Miner", published at Georgetown, Col.

"The Greeley Tribune announces that the glory of Chicago is about departing, and that Greeley, the refuge of the Saints, is about to become THE CITY of the West. This is 'mighty rough' on Denver. Greeley will, probably, make a small, one horse, agricultural centre for Weld & Co., where potatoes and lycums, and sugar beets, and moral ideas will flourish, and that will comprise its future. Brother Meeker, of the Greeley Tribune, has, since his arrival in Colorado, taken to spreading himself."

Our friend does not seem to understand that, potatoes, lycums, sugar beets and moral ideas' make a more glorious foundation for a city than any other city in the world possesses. The Miner neglects to mention one other element, we have no grog shops. Now, from our knowledge of the American people, we are convinced, that, in a healthful climate like Colorado, this feature, alone will give to our section and town a population of 50,000 souls. Such has made Vineland, a town of 15,000 inhabitants, and on a soil that is poor enough.

---

[1] *The Greeley Tribune*, January 25, 1871, p. 2.

The truth is, those who found cities have but faint ideas of what is required for success. Here is this Georgetown, six or eight years old, and in the number of the paper, from which we have quoted the above, we find the following item: "The citizens of Georgetown should take immediate steps to build a school house." We have been here about eight months and have two school houses already.

[HOW THE UNION COLONY WAS ADVERTISED.]

—[1] The projectors of Vineland, N. Y. must have paid over 10,000 dollars in advertising their lands. The Union Colony has paid no more than $200 and this mostly was for circulars to members; and yet we are, and we have been, so well advertised by the American Press generaly, that if it were paid for at common rates it would have cost more than $100.000. Nor have the notices of us appeared in advertising or local columns but in the news and editorial columns. and some of the very best literary writers have contributed their voluntary aid. All this is because we have dealt fairly and honestly, and have kept at bay speculators and land grabbers of every kind.

[HUMOROUS COMMENT ON A REMARK OF MEEKER'S.]

[2]Mr. N. C. Meeker, the philosophical vertebra of the Greeley Colony, addressing his brethren of the Agricultural Club, at the meeting on Wednesday evening, touched upon a delicate theme, and unwittingly perpetrated the following axiom: "Wherever you see women, you will see chickens; and wherever you see a man, you will see a hog." The maxim has the ring of a *double entendre,* and affords malicious people an opportunity to suppose that the great agriculturalist meant to confound men, hogs, women and chickens in a common relationship.

OMAHA HERALD ON COLONIES.[3]

Our friends at Cheyenne who kindly placed our own name upon the Executive Committee will pelase accept our thanks for the compliment. The work which we shall be always glad to do for Wyoming will, of course, be done through these columns, and the HERALD will do all in its power to promote the interests which this Board is intended to advance. This paper has always held the stock growing-agricultural and mineral interests of Wyoming and Colorado to be intimately and inseperably aillied with our own, and for these higher reasons we have been their strenuous advocate. We see in Greeley the nucleus of a great future growth in that country, and and if the colony which founded it succeeds, as we have not the slighiest doubt it will, it will, as we at first predicted it would, be the parent of scores of similar colonies, stretching out through Wyoming and Colorado down to our own borders. The colonized form of immigration is growing in favor everywhere. It is but another expression of the principle of co-operation, which, restricted to those limits will insure the immunity of individual interest and efforts from the destructive theories in which it originated, is undoubtedly valuable to all who adopt it for these and similar objects. We learn from Mr. Davis, the Unson Pacific Land Commissioner, that these coinizing organizations are ripe in the East, and through them, much immigration will be secured this year. The operations of the National Land Company are devoted to promoting it. Nor is it new even to our own history. Fontenelle was founded by an Illinois colony, so was Fremont. We look to it as a new and powerful element in hastening the settlement of this State and the adjacent Territories, and we add, that it has become such already.

---

[1] *The Greeley Tribune,* January 25, 1871, p. 2.
[2] *The Denver Tribune,* January 27, 1871, p. 4.
[3] *The Greeley Tribune,* February 1, 1871, p. 1.

[ENTERTAINMENT BY THE GREELEY DRAMATIC ASSOCIATION.]

(Correspondence of the Denver Tribune.)[1]

GREELEY MATTERS.

Greeley, Col., Feb. 1, '71.

Eds. Tribune:—The Greeley Dramatic Association gave their second entertainment on Saturday, Jan. 28, at which time they brought before the public the moral temperance drama of "Ten Nights in a Bar-Room." It would be unjust to praise one and not another, for each did justice to his part, and they deserve great credit for amateurs. I do not think they can be beaten by any Amateur Association this side of the Missouri River. The cast was as follows: Sample Swichel, J. Higenbotam; Simon Slade, H. C. Watson; Joe Morgan, J. H. Karsner; Frank Slade, E. Nye; Harvey Green, E. Ruthven; Romaine, J. L. White; Willie Hammond, E. H. Abbott; Mrs. Morgan, Mrs. Keeler; Mrs. Slade, Miss E. Hanby; Mary Morgan, Miss Ella Nye; Mehitable Cartright, Miss K. Ruthven.

---

[1] *The Denver Tribune*, February 2, 1871, p. 2.

They concluded their evening's entertainment with an amusing farce, entitled "Jumbo Jum", with the following cast: Jumbo Jum, J. Higenbotam; Mr. Gobbleton, H. Lee; Mr. Cheatem, A. C. Wait; Henry Merville, J. H. Karsner; Hannah, Miss E. Hanby; Adelaide, Miss E. Ruthven; Mrs. Gobbleton, Mrs. Keeler.

By request, they repeated the performance on Tuesday evening, the 31st. I would only say that the citizens of Greeley should do all in their power to encourage the association, for they have no cause to be ashamed of it.

During the past few days we have had several accidents. Mr. Whitby of Larimer County, while going up the steps of the Colony Hall, slipped and fell, and met with such injuries as will keep him in bed for several weeks. Also Mr. Bennett of Evans, while getting into a waggon, the front board broke and he fell under the wheels, the horses became frightened, ran away—Mr. Bennett receiving such injuries about the head as will keep him also in bed for a couple of weeks.

[Signed] * * *

SOME OF OUR VISITANTS.[1]

Almost every day one will see fine specimens of trappers, hunters, herders and plains-men in our town, and often as many as forty or fifty are on the streets at one time. Last year we had but few such visitors, now they are coming more and more. First, is the hunter of the plains, who brings in antelope, or, perhaps, carcasses of wolves and wild cats. Sometimes such a hunter is dressed in buckskin, with yards and yards of buckskin fringe, and all sorts of trappings, and dangling things, but oftener he is dressed in common garb. No man is more modest or more gentle than the hunter; he speak as low and soft as a lady, and one can scarcely imagine that during the greater part of the year he lives far remote from human habitation, that his food is mostly game, and that if he should be taken into a nice room containing a good bed he could not sleep, for he makes his bed on the cold, cold ground.

---

[1] *The Greeley Tribune*, February 8, 1871, p. 2.

Then there is the teamster. He first served his apprenticeship in driving from four to eight yoke of cattle from Atchison, Levenworth or Kansas City to the mountains. He has a quiet meditative way, he looks neither to the right nor left, and his eyes are cast upon the ground as if he were looking for the hoof-prints of lost cattle. He, too, choses the ground for his bed, and on the coldest and most bitter nights, with a pair of good blankets, he sleeps soundly under a wagon. As a general thing he is short of statute, stocky in frame, and his face is well colored with the sun and tempest. He has been in New Mexico and on the Arkansas, and into San Luis Park; he has stayed for weeks in Salt Lake City, knows all about Boise, and Bannock, and Virginia City, but in all his wanderings he will tell you that for farming, though precious little does he care about it, that there is no place like the Cache la Poudre Valley; indeed, all the hunters, all the mountain men, all the plains-men, and all the miners have for years been sounding the praises of this valley,—wild and almost without inhabitants though it has been.

Next is the herder, or cattle man; quite a different character, wearing buckskin leggings, a pistol well sheathed, and a knife in his belt, and a jaunty Mexican hat, while his long Mexican spurs, gingle at every step. Accustomed to violent and protracted horseback exercise, he is of the wirery, wirest, every limb seems fastened with springs, his eye is on every object, and particulary on objects toward the horizon; his manners are free and bold, and he seems ready at any moment to mount and fly away over the prairie. Perhaps he is a more multi-sided than any of our visitors; he is as well acquainted with the Mexicans, and we include their women, as with the Americans, he has has ridden along all the valleys of the Rio Grande, Trinity, Red River and San Antonio; the Arkansas and the Divide are as familiar as the creeks and fields in his old school boy rambles, and many a time and day has he ridden past the Black Hills, of the Sweet Water, and past Bridger, on his way to Montana and Idaho. If a proprietor, as he is full likely to be, but it is hard to tell whether he is herder or owner, he may have from ten to fifty thousand dollars in his belt, and he has bought drafts in Denver, perhaps, to the value of millions A most independent, self reliant, firmly standing man is he, whose intimates and friends, if anywhere, are far away; who is here to-day and gone to-morrow, on his fleet footed horse, and who looks around upon us with a sort of wonder, and perhaps with a sigh, that never more shall his cattle darken our bluffs, nor leisurly stroll across the valley at the close of day to drink at the swiftly flowing river

There are not many mountain men in town, in fact the mountains directly West of us have been but partialy explored, and of much of the vast region North of Long's Peak little is known. Some of the trappers, however, have come down, and they have caught several beaver near town. A trapper is at once a wise and simple man. Of the world and of the great changes going on he has little knowledge, except in faint outline, but he is a fair listener, and he seems to like to hear people talk. Still, he has a curious way while listening, of paying the closest attention to everything, around, and even specks on his clothes, or on the floor seem suddenly to occupy his mind. While sitting quietly in a room, he will notice the slightest movement, and even a breath of air, and, perhaps, during half an hour his eyes will take a survey of every object in a room a hundred times. A more harmless, or gentle being, or a wiser one in his craft, than the trapper scarcely lives. Perhaps those well educated men who are remarkable for their sharp perceptions, have desended from ancestors who were trappers

[A General Statement of the Situation in Greeley.]

UNION COLONY.[1]

We print herewith the constitution and regulations of the Union Colony; remarking at the out-set, that the Board of Trustees have agreed to receive members until further notice, for the old sum of $155, insomuch as it is considered that when a man brings his family and all, among us, the matter of $50 in addition will be spent in one way or another, doing the Colony full as much good. The raising of the sum to $205, was made at a time when there were many grumblers, and the effect was such as to advance the price of shares $30 in one day. A great many enquiries are made by people in every part of the United States, for information which the constitution does not impart; as these enquiries are constantly increasing, we shall try to answer them here.

The town of Greeley is located in the Territory of Colorado, about half way between Denver and Cheyenne, that is, 55 miles from each, and 550 miles from Omaha, partly on the banks of the Cache la Poudre, 4 miles above its entrance into the Platte, while some of its lands cover the most of the delta formed by these two rivers, being an equilateral each side 4 miles long, and which undoubtedly is unequaled for situation, beauty, of scenery, and fertility of soil by any other similar section in the world. This tract is, for the most part, divided into 5 acre lots which are considered of the value of one share or $155. North of the river, and extending east and west many miles, lies the principal farming land belonging to the colony, and it is divided into 10, 20 and 40 acre lots, each of which is considered equal, in value to one share or $155. Members can have more by paying extra. Through this body runs an irrigating canal, 27 miles long, nearly completed. Another canal 10 miles long waters the land above town, the town itself, and the delta, above mentioned. This canal passes along the side of a sloping bluff, about a mile from the centre of the town, and 42 feet above the Park. Water is conducted from this canal to every house and lot in town, and it runs in clear streams on the outer edge of every side-walk, where, in many cases, shade trees have been planted. Water is free to all parcels of land, large or small, but a slight tax is necessary for repairs and supervision.

---

[1] *The Greeley Tribune*, February 15, 1871, p. 2.

The soil is unsurpassed for fertility, and it is easily worked, while the yield of wheat, and other small grains, of potatoes and all kinds of roots, and of garden vegetables, is, to say the least, double what it is in the states. The expense of irrigation is slight, and it is a pleasing, rather than a laborious, task. To a great extent, at present, the members of the colony live in the town of Greeley, which lies on both sides of the railroad, but most of the houses are on the west side, and of these, there are over 400, many of them of fine appearance and well finished. There are two large brick blocks, one 100 feet long, several first-class frame stores, a large Colony Hall, and the like. The depot building, recently finished, is a handsome structure 60 feet long. There are three schools, two Lyceums, a free Reading Room, a Brass Band, and Mason's and Good Templars Lodges. The various religious denominations are preparing to build churches. The 1st Baptist church, now building, is a fine structure, it is to have two towers, and the National Land Company, through its President, Col. Loomis, of whom the colony purchased the railroad land, has recently sent a draft of $500 to this church on account of its being the first erected. A planing mill has recently been put in operation, and all kinds of merchantile business is carried on with a large trade, and every description of goods, furniture and lumber, can be had at nearly the same prices as in the States, while a Bank buys and sells exchange on Eastern cities. A grist mill of four run of stone is to be finished by the first of July, 1871. to supply which with power, a canal one mile long is to be built, and this will furnish several water powers for other machinery, In addition, a firm from Saganaw, Michigan, is investing a large sum in the navigation of the river for the purpose of running logs from the mountains, in which work they are actively engaged; and they are to have a first-class saw mill in running order as early as June, to which they will add planing and other works. The river has an average width of 100 feet, as stated by Fremont, runs with a rapid current over boulders, and its waters are extremely clear.

The distance to the canon whence it it issues from the mountains, is 32 miles, it has a course of more than 100 miles within the mountain, and it is fed almost wholly by melted snows. During the months of June, July and part of a August, it is unfordable. Cottonwoods, some of great size, willows and box elders, grow in the meadows along this river and give the whole scene a highly cultivated appearance, although in only a few places has a plow ever broken the sod. On either hand extends the boundless prairie, but to the west 20 miles distant, seeming to be less than 10 miles, appear the great Rocky Mountains, the higher and further peaks being always covered with snow, while their scenery presents constantly changing views; that which is presented one day being quite different from that of any other day. Immense forests of pine, spruce and hemlock are found, and along the foot-hills is almost every variety of the useful minerals, and just out on the plains commences a series of vast coal fields, sufficient for the wants of many ages to come Fourteen miles from Greeley, a coal mine is now worked and coal is brought into town every day, selling at about $6 per ton. Other mines have been opened recently, and we hesitate not to say that the time can not be distant when coal will be delivered at from $4 to $5 per ton. It is to be remembered that it was only on May last that this whole region was as much a wilderness as it was when Columbus discovered America.

All persons of temperate moral habits are welcome as members, and each is entitled to an equal share. None of the officers of the Colony receive any pay, emolunent or advantages of any kind, and they have freely contributed their services to the value of many thousands of dollars, without expecting any other reward than that of demonstrating to the American people the advantages, over all others, of their plan of colonization, and, also, of having a beautiful town and a prosperous agricultural community free from the baneful liquor traffic and its attendant vices, and immoralities, and we add, that so wonderfully great has been the success of this Colony that no one wishes the plan had been different.

Our plans were so broad at the commencement, that we can yet receive hundaeds and even thousands of members, giving to all lands where they can have homes of their own, and enjoying the blessings of schools, churches and refined society. It is true those coming now cannot have the land which others selected, and which has become valuable, it is also true, that what they select now, cannot afterwards be had by others, when it will, also, have become valuable, but in considering the future developement, the chances are apparently better now than they were nine months ago. Every member is obliged to make actual improvements, that is, to build on his residence lot or out lying property, a dwelling in which he is willing his family shall live, and in this there are no exceptions in favor of any person, high or low. Every member is entitled to select a residence lot, the average price of which is likely to be, hereafter, not much less than $50, an excedlingly low sum, for, unimproved lots at second hand, are held at from $100 to $500. It is necessary then that every member shall have means sufficient to buy his share, to pay for his lot if he wishes to live in town, and to build a dwelling, and to do this $500 would be a small sum for one with a very small family With $1,000 one may get along passably well, but he must be economical and industrious. Late comers seem to be late, but after a little, others come later, and both have the advantage of a town already built, and the prices of every thing in comparison with first days, extremely low

As to employment, the conditions are the same as in all other towns. The Colony employs nobody, and makes no kind of provision for anyone except to secure titles to land. All other affairs are carried on as elsewhere. The opportunities for business, men capitalists, and manafuctures are great. Arrangments are in progress for a high grade of schools. For health, Colorado is unexcelled and it is doubtful whether there are a dozen persons in the whole Colony whose health is not improved; while there are scores who came in a critical state and who have became sound.

Greeley is situated at the head waters of the great Platte river, and by a glance at the map, it must be seen that it is destined to be a railroad centre. A road has been surveyed from

Pine Bluffs on the Union Pacific to Boulder by our town, and the valley below us, nearly 200 miles long to Julesburg, must be traversed by another road at no distant day. The capacity for stock growing in the adjectant country is immense, and a simple statement is sufficient to prove it. Thousands of cattle have lived all winter on the range without hay or grain and they look extremely well.

Soldiers often enquire if they have especial rights on government lands under our canals, we answer no, because the water is Colony property which must be paid for by every one alike.

We often have letters asking what inducements the Colony holds out to poor men. We answer none, for this is not a benevelent enterprise, nor a hospital, but a good place for men with small means who are willing to go to work to get more. Nor is there any such thing as community of property. We have co-operative societies formed by individnals, and they manage their affairs as they please. The Co-operative Stock Association is an example, and it is doing well, nor could it scarcely fail; the capital stock is divided into shares of $10 each and one may own as many shares as he can pay for, and he will be entitled to dividends from the profits.

Many enquire as to reduced rates of passage. We have made arraingments for reduced rates for members only, which are imparted by letter, and they are not made public. The route hither at present is by Chicago, Chicago Burlington & Quincy, from Chicago to Kansas City, or from St Louis to the same place, thence by Kansas Pacific. Letters of enquiry are to be addressed to W. E. Pabor, Secretary Union Colony, Greeley, Colorado, and money is to be sent either to Horace Greeley, New York, or to Dr. Emerson, Greeley.

[Water Deeds and Shares.]

SPECIAL NOTICE TO COLONISTS.[1]

Office of the Union Colony.
February 13th, 1871.

All members of the Colony, who have received deeds for their lands, are hereby notified that water deeds for the same are to be had by presenting their deeds or statement of the lands held on such deeds, to the undersigned

---

[1] *The Greeley Tribune*, February 15, 1871, p. 3.

Also, by vote of the Trustees, each certificate of membership is entitled to five Water Shares of stock in the Union Colony. Those who have received but one are requested to return the same and obtain a certificate certifying to five shares of said stock.

Those not holding deeds are notified that such Water shares are secured when deeds are granted. By order of the Board of Trustees.

William E. Pabor, Secretary.

CONSTITUTION, RULES AND REGULATIONS OF UNION COLONY OF COLORADO.[1]

OFFICERS.

N. C. MEEKER President

GEN. R. A. CAMERON Vice President.

William E. Pabor Secretary.

Dr. Charles Emerson Treasurer.

E. S. Nettleton Engineer.

Board of Trustees.—N. C. Meeker, Gen. R. A. Cameron, Nelson Holmes, Wm. W. Wilcox, E. Hollister.

Executive Council.—*J. C. Shattuck, E. W. Gurley, F. L. Childs, Ovid Plumb, L. Van Gohren, B. S. La Grange, E. Nye, Eli Hall, John Leavy, E. C. Alphonse, A. J, Wilber, N. D. Wright.*

The management of the Colony is in the hands of a Board of Trustees, consisting of five persons, elected annually, on the first Tuesday in May, by the members of the Colony.

The Board elect from their own number a President and Vice President; the latter to act as Superintendent when requested to do so, by the Trustees. The Trustees, also, elect a Secretary and Treasurer.

---

[1] *The Greeley Tribune*, March 1, 1871, p. 1.

The members of the Colony, also elect an Executive Council, consisting of twelve persons, four of whom are invited by the Trustees, to sit, and act jointly with them. All matters of doubtful policy, coming before the Trustees, are referred to a full board of the Council for opinion and advice.

Any person of good moral character, and of sound temperate principles, may become a member of the Colony, by paying the sum of One Hundred and Fifty-five dollars, by draft, to HORACE GREELEY, Tribune Office, New York City, or to DR. EMERSON, Treasurer, Greeley, Colorado; Provided, that no minor child ender eighteen shall be entitled to hold such membership.

The payment of the sum mentioned in the foregoing paragraph, entitles the holder to a division of outlying land, not exceeding Forty acres, in fee simple, including the perpetual use of Water from one of the Irrigating Canals; and the further righs of obtaining Water for a Government Eighty, for the sum of One Hundred and Twenty-five Dollars; also, the privilage of selecting a residence lot in the town of Greeley; for the minimum sum of Fifty Dollars.

Parties will obtain deeds for their selections by making such improvements as are satisfactory to the Board of Trustees. The principle ides is, that the party enter on some one portion of his land to improve in good faith; one year being granted, from the time of becoming a member, for making such improvement.

Reservations of lands shall be made and set apart for Churches, Schools, Colleges, Seminarys, Public Buildings, Parks and such other uses as are calculated to promote the public good.

A part of the funds accuring shall be invested in land, and the remainder in the Construcation of main Irrigating Canals; ornamenting Parks, erecting educational and other public buildings, constructing bridges, and such other things as are absolutely necessary to advance the welfare of the whole.

TIMES IN GREELEY.[1]

Greeley, March 6, 1871.

Eds. Tribune:—This thriving little burg is all alive and active in the erection of dwelling and business houses, some of which would be a credit even to proud and beautiful Denver, being of fine architectural style and built of the best material.

The business men complain greatly of dull times and the scarcity of money, as nothing could be done last year to produce anything for the market, and hence nearly a whole year has been spent by the citizens preparing for the duties and rewards of the present season, who have had all to buy and nothing to sell.

The town now has about five hundred families with more coming, and bids fair to double during this season.

Preparations are being made by which about 15,000 acres will be fenced by the colony, including the town-site, which will insure safety from the stock running at large, and appears to have a tendency to inspire confidence in a good many who felt discouraged.

The town was excited a few days since by the trial of the Erie rioters, an account of which you gave your readers

Last night, about 1 o'clock, the alarm of fire was sounded by the Colony bell, and it was found that the Greeley House was on fire. The citizens rallied promptly, and by hard work and a judicious use of water, the flames were soon extinguished, with but little damage to the house, and none to the furniture. Greeley needs, first, water; and then an engine.

On the night of the 2d inst., Mr. Higley of this place, had a horse, saddle, bridle and a gun stolen from his livery stable, and yesterday morning the thief was caught, and he and the property stolen were brought into Greeley last evening by Mr. Duncan, of Park Station Creek. The name of the thief is not known, as he refused to give it, but he had a preliminary trial before Justice Childs, at 10 a. m. of this date, and in default of $2,000 bail is remanded to jail until the December term of

---

[1] *The Denver Tribune*, March 7, 1871, p. 2.

Court. The probabilities are that he knows more than he wishes to reveal about other horses stolen from near here.

People here are delighted with our splendid weather.

Julius.

[The Formation of a Second Union Colony.]

—[1]"Union Colony No 2". is an organization got up in our place recently, which made a location near Ft. Collins and preempted 1600 acres of land, on the supposition that the Pennsylvania canal would water it, but it was discovered it would do no such thing, and the whole thing becomes collapsed; which leads us to remark that during the next few years all sort of schemes will be put on foot, for which one would do well to stand from under; and which leads us to remark that when a Colony is formed as "Union Colony No. 2," it will be known on good authority, and until then, we give fair notice that all such off-shoot are decidedly gratuiteous.

[Change Made in the Period for Improving Colony Land and Comment on the Same.]

THE LAST DAYS OF THE CLOSING SCENE.[2]

The location of this town and Colony, was made on the 5th of April, 1870, and according to the constitution, or original compact, deeds were to be refused for all lands attached to shares not improved within one year, and the lands were to be sold to those who would improve, while the money so received, was to be refunded to such as made the selections, and refused to make the necessary improvements. It was never for a moment supposed but that every member would be on hand to make a selection, for it could not be expected that the Locating Committee were to be authorized to purchase land in good faith, and that they who authorized them should fail, on their part to make selections, for if any considerable number should do so, the result would be the failure and bankruptcy of the whole enterprise. But, inasmuch, as some members have failed to appear and make selections, the Board of Trustees, by a recent vote, has extended the time for making selections and improvements, for one year more.

---

[1] *The Greeley Tribune*, March 8, 1871, p. 2.

[2] *The Greeley Tribune*, March 22, 1871, p. 2.

However, we would speak now of those who came, and who made selections of lots, but who have failed to improve with the expectation that, by some hook or crook, they would get deeds for their lands, which have become valuable, for the reason that the grat majority have gone on, made extensive improvements, and, altogether, built up a nice town That they might have no reason to suppose that any favors would be extended to them, to the manifest injustice of the majority, the Board of Trustees have, on various occasions, voted that improvements must be made, or deeds would be refused, and gradually they have become convinced that they would be obliged to make improvements if they had any expectations of sharing in the advance of real estate, and in the general prosperity. Still, it seems evident that some will fail, and as a portion have pleaded inability, giving various reasons therefor, the Board, at its last meeting, voted that such might have 60 days longer time, after the 5th of April, 1871, but that the price of corner lots would be advanced from $50 to $150, and inside lots from $25 to $100, and that, if, after the lapse of 60 days, no improvements are made, such lots would be open for selection by others; while outside farming lands are also included.

The weather all along has been extremely fine, and activity in the way of building is manifest. Some of the houses going up are of such a character that deeds are sometimes granted with reluctance, and in some cases they have been refused. A farmer living East, holding two certificates, and generally supposed to be wealthy, selected two first class lots last spring, and he built thereon two shanties of the value of $40 or $50 each. Last Fall he applied for deeds to the same, having meanwhile returned East, and was refused. He now writes in beseeching manner, saying that he has improved to the best of his ability, and that he hopes to bring on his family to occupy the dwellings; but as he does not bring them, deeds are still refused—Some others, at this date, are rushing up small buildings, in which the lumber is of a cheap character, and it is stretched as far as it will possibly go; the shingles, in some cases, being lapped only half their length, and spread far apart, and they hope by such trifling structures to obtain deeds to property which others have made valuable. Their success is to be seen after their applications shall have been acted upon. In one case, after a deed was granted on an improvement, the house was moved upon an adjoining lot, and a deed asked for this same improvement, which, of course, was refused, for the Trustees keep well informed. In short, the same games are attempted as are common in preempting Government lands, such as having houses on wheels; but every move of this kind is immediately noticed, and the little speculators are obliged to invest to some extent.

Still, solid investments in the way of genuine improvements are constantly going on, and the demand for lumber and builder's hardware is heavy. The mountain mills and the mills in the Black Hills, in the region of the Larimer Plains, are running night and day, and from 5 to 10 car loads of lumber arrive daily. Only about two weeks remain before the clock shall strike 12 at midnight, bringing to a close the days of probation, of many anxieties and labors and of successful endeavors—and bringing in the anniversary of the day when the Union Colony was located in a wilderness, where the savage still lingered.

CANAL NUMBER TWO.[1]

On Friday last, water was let into Canal No. 2, through the head gate, 12 miles above town. As the river is now at the lowest stage, only about eight inches of water in depth ran over the apron. A slight wing dam would give more than double the depth. It is thus demonstrated that the position of the head gate is as low as is necessary, and that there can be no possible failure in getting water into the Canal. When the river rises, in May, this Canal will receive water enough to flood the whole country; and now, so far as the farmers fearing that they will not have water enough, they had better be on the look-out that they do not get too much; and it will be necessary to establish strict regulations.

---

[1] *The Greeley Tribune*, March 2, 1871, p. 2.

It is to be remembered, here, that the Board of Trustees are about to adopt such needful laws in regard to the use of water from Canal No. 3, which waters the town, and the 5,000 acres adjacent, as will give to each cultivator a sufficient amount of water, and at as frequent periods as may be necessary; for it was seen last year that if avery person is allowed to use water, a vast amount would be wasted, and it was evident that some are naturally so careless that if the Mississippi river were at their command, it would be insufficient, while fields would be swept away. It is proposed to adopt so much of the regulations of the Salt Lake people, as shall be found applicable the general plan of which is, to divide the tillable land into districts under the control of a Water Board, and the whole under the control of a Water Commissioner, who gives personal supervision to the furnishing of water, and whatever pertains thereto. Canal No. 2 must be governed in like manner. We would add that, so soon as the early part of next week the water in this Canal will have come down almost 16 miles, something more than half its length, and that it will be filled at an early date from one end to the other.

People are now busy putting in grain under this Canal, and the whole region is said to be rapidly crystallizing into a farming scene. Meanwhile, the antelope timidly peep over the gentle swells, looking at the great change in the feeding grounds, which have been their's for unknown centuries, and the gray wolf and the cyote, and the badger, and the prairie dog, are getting ready to depart from their ancient habitations.

[CONSTRUCTION OF THE COLONY FENCE.]

—[1]The Committee, consisting of Messrs. Holmes, Childs and Wilber, commence this week with the 15 or 20 miles of fence, along Canal No. 3, which is to be built on the lower side, that is, on what may be called the tow-path. From the bottom of the Canal to the top of the fence, it will be 8 or 9 feet. Work is to be prosecuted with vigor, and with all the force of men and teams that can be had.

---

[1] *The Greeley Tribune*, March 29, 1871, p. 2.

[River Farms.]

—[1]Mr. Greeley, will be glad to learn that a good many families are living over the river on their farms, having left the town, and that they are plowing large breadths. Water has come down the Big Canal, 3 or four miles; and so soon as the work is completed on a few contracts, water will be let in through the whole length of 27 miles.

[Bridge Over the Cache a la Poudre.]

—[2]The Bridge over the Cache La Poudre is to be commenced forthwith; and the piles will be on hand this week. The length is to be 150 feet. Mr. N Holmes, is in charge. Inasmuch as we shall require several bridges, it has been thought best for the Colony to have a pile driver made which will cost about $250

LAND SPECULATION.[3]

Great opportunities are presented in this Colony for studying the social system, for it is constructed piece by piece, and put together before our eyes, much as the human body is put together piece by piece, in a manakin. Units, or individuals came hither, equal one to another; one owning no more land than another; no one having privileges nor opportunities. But changes are gradually going on, and the most notable feature is the accumulation of land by a few individuals, who, having ready money, quietly buy out the needy, or the disaffected; and it is evident that we are to have some large landed proprietors among us. For this, there is no help, because the original owners have neither ambition nor ability to hold on; and if they make a few hundred dollars, they consider they are successful, not thinking that they are losing thousands; and it is shown that there can be no device, nor scheme by which weak men can be made strong; while the idea which they and their friends had, that by simply joining the Colony they were to be made something of, vanishes.

---

[1] *The Greeley Tribune*, March 29, 1871, p. 3.
[2] *The Greeley Tribune*, March 29, 1871, p. 3.
[3] *The Greeley Tribune*, April 5, 1871, p. 2.

Still, there is a large class, numbering, perhaps, three-fourths of the members of the Colony, who are not disposed to sell, or if they do sell, it is for the purpose of buying again immediately, and they intend to make their homes here, and to live and die here. The struggle is coming on between them and the large land owners, for there must be equal taxation, and bearing of burdens, and if the rich men can stand it, all right. It is not improbable, however, that in a short time subdivisions of the large pieces will begin; indeed, it may be reasonably supposed that the lands of weak men have been bought, to be subdivided, and sold at an advance, which should encourage original proprietors to hold fast.

These considerations demonstrate the wonderful success of this Colony. Nothing is more cautious or timorous than capital, and when we see it freeley invested in real estate, we may be sure that conditions are fixed, and that future progress is certain. Perhaps the capitalists are doing far more good than harm, for they lead the way with a firm tread, and give to the whole community a support and confidence not otherwise attainable.

[ADVANCE IN THE VALUE OF COLONY LAND.]

—[1]It looks hard to see men who have done nothing since last spring but bottom chairs now sell out their shares for $500 to $1000 each, while others have been hard at work making their shares worth this much. However, they who do not sell make the most money, and they lose most who sell. A young man who sold a business lot last Summer for $200 thought he was in high luck but now he goes around lamenting and mourning, because said lot is worth $500 cash donw.

---

[1] *The Greeley Tribune*, April 5, 1871, p. 2.

Another sold a five acre lot last June for $175, and bragged about it, and now he is not worth enough to buy it back and if he should work 12 hours a day he would not be able to earn money as fast as that land rises. So you see, the real speculator holds on and works while the weak speculator only expects.

[THE FENCE AND CANAL NO. 2.]

[1]Rapid progress is making with the fence along canal No. 2, and the enlargement of said canal will be completed this week, when floods can be had, if wanted.

FENCE BUILDING.[2]

The work of building a grand fence around the larger portion of Colonial property is going forward rapidly. Nearly all the posts, 10,000 in number, have been delivered and several miles have been set, and wire is to be strung soon. After making many enquiries in St. Louis, Chicago, and Denver, so as to get good wire at the lowest rate, it has finally been bought of one of our business firms, Messrs. Salomon Brothers, at 7⅞ cents per pound, delivered here in Greeley. In addition to wire, a pole not less than 3 inches in diameter at the top, is to pass from post to post, about mid-way in the wires, which must prevent cattle from putting through their heads.

The posts deserve especial notice. They are fully 7 feet long, wholly of solid pitch pine, will average nearly 8 inches in diameter, and, although of light material, many of them are as heavy as an able-bodied man can well lift. Ordinary posts, such as many of the farmers use, appear worthless in comparison. The specifications and contracts for these posts were made mostly by Mr. N. Holmes, who has full charge in the building of the fence, and we are sure that every member of the Colony will feel indebted to him for the thoroughness, experience and good judgment he brings to this enterprise, for he intends to show that a wire fence can be made which shall effect the object for which it is intended.

---

[1] *The Greeley Tribune*, April 5, 1871, p. 2.
[2] *The Greeley Tribune*, April 12, 1871, p. 2.

The number of acres enclosed will exceed 35,000, and of these scarcely 500 acres are owned by persons not members, though it is to be said, that they contribute something to the expense. This is a most important work, nor is there anything of the kind enclosing so many pieces of land owned by different persons anywhere else in the world. When the fence shall be finished we mean to give a full description of it, and to show how economical and profitable it must become.

SALE OF LOTS.[1]

Office of the Union Colony of Colorado, April 7, 1871.

At a Special Meeting of the Board of Trustees held on the evening of April 6th, the following resolutions, offered by Gen. R. A. Cameron, were adopted, and ordered published:

Resolved, That all the Business Lots east of Madison street, except those occupied by Colony buildings, and until now reserved for the purpose of being sold at an advanced price for the erection of Educational Buildings, be put into market at the following prices, to-wit: All corner Lots, including the Lots lying next east to the Side-track of the D. P. R. R., One Hundred and Fifty Dollars each, and all other Business Lots One Hundred Dollars each; and that SATURDAY THE 15TH DAY OF APRIL, at 1 ½ o'clock, P. M., under the charge of the Superintendent and Secretary, a drawing shall take place, at which time all members of the Colony, not having had a Business Lot, and having obtained a deed on improvements, or having had one granted, shall be eligible to make a selection: Provided, that within 5 days thereafter the money on such selections shall be paid into the Treasury.

All the money obtained from the reserved lots sold, shall be sacredly set apart for the erection of a Graded School building; and as soon as $5,000 are obtained, said Graded School building shall be commenced.

[1] *The Greeley Tribune*, April 12, 1871, p. 3.

After the drawing for said reserved business lots, they shall be opened for location under the rules and regulations of the Colony: Provided, however, that the money on said lots shall be paid at the time of location, and a deed obtained.

All the Resident Lots in said territory will be offered also, on and after the said drawing, at the price of One Hundred and Fifty Dollars, for corner lots, and One Hundred Dollars for inside lots, to be paid for on location, to all members entitled to locate a Residence Lot. Said money to be set apart, and used as aforesaid.

The Book of Entry of names for the drawing will be ready on and after Monday, 9th and will close at 12 M. on Saturday April 15th.

Persons entitled to enter their names, will be required to present their deeds, or certificates (if deeds have not been taken up) at the office of the Secretary, as evidence of their right to enter into such drawing.

By order of Board of Trustees.

Wm. E. Pabor, Sec'y.

HOTEL DE COMFORT.[1]

In the account we give of Forefather's Day, is a poem; by the Colony Poet Laureate, Mr. Pabor, which requires explanation. Upon making the location for the colony, one of the first steps taken was to contract with a saw mill man for 70,000 feet of lumber, which was to have been delivered at once, but he brought only a few loads, for he held back for a higher price, which, in our necessities, he expected to get. Therefore when families arrived there was no shelter, and Mr. West was directed to go to Cheyenne and buy a building, and have it brought down on the cars, which was done, and it was erected on the corner of Jefferson avenue and Main street, where it stands to day, 64 by 34 feet, though greatly changed, for it is transformed into the Tabernacle.

The building was divided into two unequal parts, the smaller being devoted to families, and the larger to men. It was long used for colony meetings, and public worship. In both divisions bunks were built against the walls, and large quantities of hay were used first and last, for bedding. There was neither plaster or finish of any kind; and cooking was done out doors in stoves. or by fires built on the ground. So fast as houses were completed families moved out while others newly arrived, filled their places. The Editor of this paper arrived early in June, and lived here nearly a week, then moved into a shanty, which was decidedly prefererable.

---

[1] *The Greeley Tribune*, April 12, 1871, p. 2.

The largest room, occupied by men, and to a great extent by those who were uncertain whether they would stay, early became the head-quarters of the grumblers and disaffected who took especial pains to inform all new comers, that the colony was a swindle, and that the officers were no better than robbers. There is good evidence that men with families became so discouraged, as to return to the states, when if they had fell into other hands, they would have remained, much to their advantage. Still, many occupants were not easily moved, they were firm friends to the colony, and it was through them that the officers were informed, early, of every revolutionary attempt. Several demagogues, living in other quarters, who had joined the colony in a spirit of speculation, made it a point to visit the Hotel de Comfort, and by inflamatory language arouse the prejudices of the inmates; and to these must be attributed the inauguration of some measures which have resulted in serious embarrassments, the effects of which are felt to-day, but these however, are not of sufficient magnitude to effect the general organization. For some time after we arrived, there were crowds of excited and dissatisfied men around this establishment, who did no work, and who spent all day and part of the night, blabbing, and it was easy to gather a crowd of forty or fifty men at a half minute notice. The remedy was found in the example set by some in going to work at building and improving and in the firmness which the officers manifested in carrying out the principles, on which the colony was founded. Another thing aided in the remedy which was the establishment of several new lumber yards, and the price soon sank from $50 to $40.

then to $35, and finally to $30 per M. for common fair lumber. Progress would have been impossible while there was a monopoly in this comodity. As new houses were built, Hotel de Comfort became less like a Jacobin Club, when a substantial support began to be extended to the officers, and this support has increased in the ratio that genuine improvements have been made. And yet, something of a rabble was left in those who had little idea of going to work, and they lived there all Summer and Fall, with no kind of business, cooking their victuals at little fires while they passed the greater part of each day going from store to store, and from one group of workmen to another, discussing glibly on all sorts of subjects, and in [p]articular, on the manner that the colony should be managed. It was not long before their worthlessness became apparent, and they sank in reputation about as low as was for the common good, for it must be remembered that they were members. Their numbers grew less and less, as cold weather approached, and finally the last one disappeared. During December and January, the long dreary halls were deserted. In February, it was resolved to unite the two rooms, and convert the whole into one large hall, for Sunday worship and other uses, and under Mr. Whipple, the work has been well done. It was the ghost of this building, of the days which we have reviewed, that the poet permits us to hear complain.

A greater knowledge of mankind would have lead us to forsee that in a colonial enterprise, like ours, such a club of persons, as made the Hotel de Comfort a sort of mid-night horror, was inevitable. For they were of those whose heated imagination led them to conclude that they were to find here a new Eden, where work and endeavor no longer were to be attached to the nature of man, as a condition leading to success, but when they found that new skies gave them no new powers, they declared they had been deceived, which was true enough, and they lingered and complained, making all the trouble for themselves and for others that they had the ability to make, but when cold weather came their powers were exhausted and they departed for other shores.—Happily, meanwhile, the great majority enterered upon the work, of making new homes, and, as a result of their well directed efforts, it is now seen that they have laid foundations upon which a city is building, the boundaries of which are scarcely to be encompassed by the eyes of children already born.

NEW LOTS IN THE MARKET.[1]

According to the original Constitution or compact of the Union Colony, a certain portion of the town lots were to be held in reserve, to be sold after the settlement of the town, at advanced prices, the proceeds from which were to be devoted to educational purposes. A year having expired, and the settlement of the town made, the lots which have been held in reserve are now to be sold at from $100 to $150 each. They lie, for the most part, on each side of the Railroad, and as many of them are business lots, an opportunity is presented for those wishing such to get them. The particulars of the sale appear elsewhere in our columns; and it will be seen that the sum realized, which is to be paid in five days, is to be used for building a Graded School House, which it is expected will cost not less than $10,000. Those who understand the growth of towns must see that the erection of such a building will immediately double the value of the lots now to be sold, besides, all other real estate will be increased in value; the town itself will receive new life, and business and every kind of industry will be doubly sustained.

[VARIOUS ITEMS RELATING TO THE TOWN.]

GREELEY.[2]

A brief visit to this town convinces us that it is the most wonderful example of what may be done by concerted action, that exists in the world. A year ago the location had been selected, and that was all. To-day there is a city at least the fourth in rank in the Territory, and its numbers are still increasing faster than any other except Denver. Real estate has advanced proportionate with the increase in the population. A lot on main street, which cost the colony $1.28 a year ago, and was sold by the colony for $25, was this week sold by the former purchaser for $800. The receipts at the post-office for the sale of stamps, amounts to $600 per quarter. The town is alive to all the improvements necessary for a good community. Reserved lots are now being sold so as to raise $12,000 for a nice school-house. As soon as $5,000 are raised work will be commenced. The Baptist church have a large and handsome church well towards completion, and the Methodists will shortly commence.

---

[1] *The Greeley Tribune*, April 12, 1871, p. 2.
[2] *The Denver Tribune*, April 13, 1871, p. 4.

The machinery for a $10,000 grist-mill is ready, and the mill will be in operation in two months. A saw-mill is also located in town, to which the logs will be driven from the mountains by way of the Cache-a-la-Poudre. The great canal is a wonderful specimen of the year's work. It is 26½ miles in length, and will be lengthened six miles this year. At the head it is 3½ feet deep, and 12 feet wide at the bottom. The next five miles is 11 feet wide and 2½ feet deep, and every succeeding five miles is one foot less in width.

Wednesday evening the Good Templars gave a festival to raise money to purchase an organ, and a great time was expected. We regretted our inability to accept many kind invitations to remain and participate. The Committee of Arrangements for the festival were, Mrs. M. E. Howe, Mrs. J. C. Abbott, Gen. R. A. Cameron, M. W. Lansing, Mrs. S. B. Wright, Miss Amanda Hanna, S. B. Milner, and W. H. Bennett.

The Odd Fellows have organized a lodge, which will be instituted on the 26th, by Grand Master McLaughlin, the occasion to be celebrated by an elegant ball and supper. Denver Lodge No. 1 is expected to be present on the occasion, which is the anniversary of the foundation of the Order in America.

The Missouri Valley Life Insurance Company, through its Agent Mr. Fisher, is hard at work among the Greeley people. Mr. Fisher is organizing a local board, composed of such men as Gen. Cameron, F. L. Childs, W. E. Pabor, E. Hollister, and others. The colony election occurs in May.

TERRITORIAL NEWS.[1]

News from the Colony.

Last Wednesday evening, April 10th, the first anniversary of the location of Union colony was celebrated at Greeley. Mr. Meeker made a lengthy speech, recounting a history of the inception of the colony and its success. General Cameron, Mr. H. F. West, and others, also addressed the meeting, and Mr. Pabor read a poem.

The Greeley Tribune of this week says that the work of building a grand fence around the larger portion of the colonial property is going forward rapidly. Nearly all the posts, 10,000 in number, have been delivered and several miles have been set, and wire is to be strung soon. The number of acres enclosed will exceed 35,000.

The receipts of the Greeley postoffice are about $600 per quarter. The first mail was received about the 10th of last May, and there were only four letters. The office is rated among offices of the third class; by next year it will undoubtedly be advanced. Next July it is to be made a money order office.

The Tribune estimates that there are two hundred houses in Greeley, and a population of two thousand, with new arrivals every day.

A graded school building, costing $10,000, is to be erected at Greeley.

Mr. Meeker states that Mrs. Lyman, wife of J. B. Lyman, agricultural editor of the New York *Tribune,* is the writer of the interesting articles in that paper entitled "Home Interests."

LATEST FROM GREELEY.[2]

(Special correspondence Denver Tribune)

Greeley, April 9th, 1871.

Messrs. Editors:—The water is now in the irrigating ditches, and the Greeleyites are of a certainty, happy. The farmers are all busy putting seed into the ground, and there is every prospect of having large crops this season, if the water holds out. An immense amount of water is required for irrigation purposes—more than one not having a large experience would suppose—and although the ditches have recently been made nearly double the size of the original plan, yet they are still too small to permit all this large tract of land to be thoroughly worked this season. Those now engaged in agricultural pursuits will find out before Fall this fatal mistake, and many crops will undoubtedly suffer for it. Stockmen will, however, have no reason for complaint, and in a short time we shall have large and numerous herds here and in this vicinity. Several of our enterprising stockmen have large flocks of sheep, and I am told they are thriving beyond all anticipation.

---

[1] *Daily Rocky Mountain News,* April 13, 1871, p. 1.

[2] *The Denver Tribune,* April 14, 1871, p. 2.

The "Great Sensation" has subsided for the present, although by the heroine's last confession, some ten or twelve of our citizens are implicated—among them Dame Rumor mentions some of our married men.

On Friday last the G. W. Y. Y. Club gave their closing "hop", which was well attended by the "bon ton" of Greeley. Every one enjoyed themselves hugely, and we saw among the vast throng many noble men and fair ladies. The services of the gentlemanly and affable Dr. Frank Pinneo were engaged for floor director, which in itself is a sufficient guarantee of a general good time, while the music by Smith's Quadrille Band was as it always is, A1. This was the grand event of the season, and did space permit, I should be happy to mention who were there, and descriptions of the many elegant costumes.

The "Greeley Dramatic Club" after several weeks of strict rehearsal, will give an entertainment shortly, when they will produce a *new* moral drama, entitled "Ten Nights in a Bar-Room," and interlude, and close the entertainment with "Paddy Miles' Boy." Dr. Karsner—the popular assistant at Dr. H. B. Tut,tle's, is the stage manager.

The "Mutual Admiration Society" met in concourse large and grand, at the Tabernacle on Friday, April 5, 1871, and poured *forth self praise* for about four hours to an audience of some 600.

This meeting was evidently worked up for electioneering purposes, but it will not work. Too much old fogyism will ruin Greeley. What is wanted here is a new set of officers, or else let the affairs of the colony be wound up, and the place run under a town organization. Then if the Denver Pacific Railway wishes to appoint Messrs. Meeker and Pabor, or Gen. Cameron, as their agent for the sale of railroad lands, let them do so. As it stands now, there is a great deal of dissatisfaction on the part of the people, and the "Growler Club" is numerous.

If we are to have a new President, let an active, wide-awake, goahead man be chosen; and if such a man is selected, he will be sure to be elected. There are men here who are better adapted to manage the affairs of the colony than those now in power. And we earnestly hope that before the coming election, which takes place early in May, that the sound and sensible men will meet and prepare their candidates, and not allow things to be run in the present manner. Be up and on your guard before it is too late.

At this electioneering meeting on the 5th of April, why were only the "Chosen few" called upon to address the audience? We should liked to have heard remarks from such men as Judge Plato, Col. Gipson, Counsellor Knowles, and others who were present, and are gentlemen well qualified to address a public assemblage. They would have told us a plain and unvarnished tale, not about visions and the *N. Y. Tribune*. As to the cause of these great dissatisfactions, they are as numerous as the sands of a desert, but until some future time I will only mention two of minor causes: First. According to the articles by which "Union Colony" was organized, all those who paid the sum of $155, and were not disposed, or unable to improve their shares according to the conditions, should at the end of the year, which expired on April 5th, 1871, have refunded to them their original one hundred and fifty dollars, with seven per cent. interest for use of the money. Several different parties have informed me that the officers of the colony have refused to comply with this part of the contract. Then, secondly. Two of the principle officers are engaged in the real estate business, and are using the colony office for that purpose.

But as my letter is somewhat lengthy, I will close. In my next I will give a farther insight into the ways that are dark.

"Sappho."

[Extract From a Colony Circular Relating to New Certificates of Membership.]

COLONY MATTERS.[1]

....

The Greeley colony, of which we have made mention at some length in another portion of this paper, has just issued a circular concerning new certificates of membership. From it we quote: "Any proper person may become a member of the Union colony of Colorado, upon complying with the following conditions: The payment of fifty dollars ($50) entitles him to two shares of stock and a resident lot, valued at the said fifty dollars. The payment of one hundred dollars entitles him to four shares and the selection of a resident lot of the value of one hundred dollars."

COLONIAL IMMIGRATION.[2]

The Union Colony—Completion of its first year—
Practical results of the Colonization System.

(Editorial Correspondence).

Greeley, April 17, 1871.—The Union colony of Colorado has now completed its first year. From a review of its history and its progress important information may be gained, as well as encouragement for a continuance of the new system of immigration which it inaugurated. The Union colony was an experiment. Immigration by colonization was a new idea, and like all new ideas its value had to be demonstrated by practice, and its utility by success. In full faith that the practical workings of the system would more than realize the claims of the theory the colony was founded, and at the close of the first year success has placed its imprint not only upon the organization itself, but has illustrated the correctness of the idea, and fully demonstrated its claims as the most practical and efficient method of peopling the great west, and of opening up and developing the vast and varied resources which here abound, and which await only the hand of industry to be turned into productive wealth. The Union colony is a pioneer, and whatever of value, whatever of information, whatever of encouragement is derived from the first year of its history, should be gratefully acknowledged, and the same honor yielded as would be given to the individual who manfully wins and deserves success in a new and untried field of thought or of endeavor.

---

[1] *Daily Rocky Mountain News*, April 19, 1871, p. 1.
[2] *Daily Rocky Mountain News*, April 19, 1871, p. 2.

A GLANCE AT ITS HISTORY.

The proposition to form a colony for settlement in Colorado originated with Mr. N. C. Meeker, then an attache of the New York *Tribune*. It was warmly seconded by the venerable editor of that paper, and received a hearty endorsement from hundreds of people in all parts of the country, who expressed their desire to become members and join in the enterprise. An organization was effected, and early in the spring of 1870 the locating committee consisting of Messrs N. C. Meeker, R. A. Cameron, and H. T. West, arrived in the territory to select a site for the coming colony. They decided upon this point, and on the 5th of April, 1870, announced their decision. In every respect it was a fortunate location, and the wisdom of their action has since been abundantly demonstrated. Located upon the banks of the Cache-a-la-Poudre, possessing an abundance of water and enjoying admirable facilities for irrigation, with a fertile soil, an unequaled climate, a fine mountain view, and finally, having direct railway and telegraphic communication with the commercial cities of the territory and of the east, the site chosen for the pioneer colony was one which, by its many and combined advantages, has contributed not a little to its success. The colonists arrived slowly during the latter portion of April, and it was not until the first weeks in May that they began to come in any considerable numbers. Work was immediately begun, and at once the building of a town, the cultivation of the soil, the development of the various resources of the place, and the organization of schools, churches, and all that pertains to a well regulated society commenced. To review the struggles of the organization and the various difficulties which surrounded it is not necessary at this time. There were disappointed and disaffected ones; there were ambitious men and faint-hearted women; there were worthless and lazy members, who were appalled at once by the pioneer's duty, and gave up in despair; there were grumblers and growlers, and mocking ones, who, like birds of ill omen, gave tokens only of failure; there were imperfections in the plan, and mistakes in the organization which had to be remedied and overcome; there were unforeseen obstructions which had to be surmounted; there were unexpected obstacles which rose daily in the path, and which had to be met by wisdom, candor and moderation. Amid all this, however, there were those whose faith never lessened, whose courage never quailied, whose confidence never weakened, and whose enthusiasm and patriotic devotion to the cause of the colony, and determination to see it succeed, only increased amid the dangers and shone more brightly amid the threatened storm. Wisdom in council, moderation in action, energetic endeavor, and an industrious and persistent labor have won the day. The organization has completed its first year, and, crowned with success, and bearing the fruits of its trials and experience, the Union colony of Colorado today vindicates the idea upon which it was organized, and is a practical illustration of the excellence of the theory of immigration by colonization.

WHAT HAS BEEN ACCOMPLISHED.

The results of the first year's labor are eminently satisfactory, and show an industrial, financial and social progress which is most gratifying to all friends of the west. Thirty-six miles of main irrigating canals have been constructed, which place an aggregate of 60,000 acres of land under the influence of water, and insure an abundant supply for all time to come. A simple and efficient system of lateral ditches has been begun, which gives a full and equal distribution to all portions of the colony domain. Two thousand acres of land are now plowed and being placed under cultivation, and it is safe to assert that before the end of the season at least 2,500 or 3,000 acres will be planted with grains and vegetables and this year yield remunerative returns to the husbandman. A thriving and flourishing town has been built up, in which are stores which are carrying on a growing business in all the departments of trade, a bank whose operations indicate a sound and healthy state of finances, churches, schools, societies, and all the various elements which constitute a community. From January 1st to April 15th, inclusive the freight received at the depot of the Denver Pacific railway, amounted to 258 car loads, or 6,414,386 pounds on which was paid a total of $30,096.87. The local ticket sales for the same time were $1,072.80. There is also a large express and telegraph business. The receipts of the post office for the various quarters since the organization of the town are as follows: For the quarter ending June 30, 1870 (55 days) $4.25; ending September 30, $332.50; ending December 31, $478.06; ending March 31, 1871, $598.94. The number of papers and periodicals received is 441, of which 131 are copies of the weekly *New York Tribune*, and 50 are copies of the Weekly Rocky Mountain News. There have been given 422 deeds on improved property, and 2,954 shares of stock issued. The present population of the colony is between 1,200 and 1,500, which are the extremes of the different statements. The most wonderful and at the same time the most important facts connected with the progress of the colony relate to real estate, and the permament rise in its value which has been effected in the twelve month of its existence. Speaking in general terms, the amount of money invested in lands, and improvements by the colony as an organization, and by its individual members approximates an aggregate of $800,000. The present estimated value of the same to-day, giving inside figures, is $2,400,000, a rise of three hundred per cent. The increase of individual investments is not less astonishing. A person who a year ago invested $225—$155 for membership, $50 for corner business lot, and $25 for inside business lot—can today realise from $600 to

$3,000 for the same, independent of any improvements. An actual sale was made last week for $1,500. The average price of business lots is $300, equal to the rate of $2,400 per acre, and this land last year was purchased at $4 per acre. The per cent of increase is almost incredible. The advance in the value of resident lots, and five, ten, twenty, forty, eighty, and one hundred and sixty acre tracts, are correspondingly great, and only further confirm the figures we have already given. To note the increase in business of all kinds; the various educational and christian and social interests which have been inaugurated, and are in a prosperous condition; the excellent moral status of the town, and the true temperance principles upon which it is conducted; the confidence in its future growth and in the development of the surrounding country, and the actual power and experience which has been gained, and which constitutes an element of strength, whose capabilities and influence for future progress are so unlimited, is only necessary at this point. To elaborate or enlarge upon them is forbidden by want of proper space, and rendered unnecessary by the intelligence of the reader. With all its commercial and industrial progress, its social advancement has kept equal pace. The material growth of the Union colony has found a rival only in the moral and intellectual influence which it has cultivated and extended.

CONCERNING THE SYSTEM.

While the system of immigrating by colonies finds an abundant and ample triumph in the facts now stated, a few general remarks may not be inappropriate, and may afford aid and information to those now organizing colonies, or who are looking to the west with the expectation or intention of emigrating. There are advantages in the colonial plan which render a removal to the west more pleasant, and which separate it from nearly all of the isolation and loneliness, and numerous deprivations which are generally attendant upon the first few years of pioneer life. Combined with the inducements which generally attract people to the west, are the additional ones of schools, and churches, and society; the colony bringing with it its own civilization and planting it at once in its new home, and not waiting for it to spring up and crystalize and grow through long years of slow but constant progress. There is strength also in unity, the colonial community being endowed with progressive elements from the beginning. The Union colony has accomplished more in one year than the same number of families scattered into different localities could have done in five, if not in ten years. A combination of energy, industry, intelligence and capital, mingling with the desire to open up, to develop, and to improve the resources of the west, and to build here new homes, will, when properly directed, accomplish wonders and surpass the expectations of the most sanguine. In the practical workings of the system there is required an amount of patience, of firmness, of moderation, of fairness, and of honesty of purpose, which can not be underestimated, and which is absolutely essential to the success of any colony. There must be the prevailing elements, and if they are lacked there will be no true success. It is the possession of these characteristics in the management that has given such great success to the Union colony. Their never failing determination to do right, to be fair and to be moderate under all circumstances, supplemented by an honesty, never doubted, has contributed everything to the success of this organization. Without these necessary qualities in the managers the colony would have failed miserably; and so will all future colonies fail unless they possess and maintain these principles from the beginning. Whatever else may be lacking there must be *honest men* in power, and an overruling and unflinching integrity in all their public transactions. Encouraged by the success of the Union colony many others are now organizing, and are being located in our territory which extends to all a cordial welcome. There need be only success, and no one of them should, with the experience of the past year to guide them, have a less favorable history than this Union colony. If any of them fail, however, it will not be the fault of the system, but owing to the absence of good management and the lack of the vital requirements we have named. Let all colonists weigh well these sentences, and see to it that they entrust their money, their interests and their welfare in the hands of capable, upright and honest men whose management will be above suspicion.

THE FUTURE OF THE COLONY.

With a beginning so favorable, and with so great a progress for the first year, we are warranted in predicting a continued growth and an increased prosperity. The present is only an index of the future, and past achievements are regarded only as a basis upon which will rise a far more generous structure of commercial, industrial and social greatness. The present season will see an addition of at least two hundred families, while two hundred and fifty can be furnished with lands which are now covered by the irrigating canals and ready for immediate occupation and cultivation. The improvements for the common benefit, such as fencing, the completion of main and lateral irrigating canals, the building of bridges, the adornment of public grounds, and similar works, will be prosecuted with energy. The crowning act of the management will be the erection of a graded school, to cost not less than $10,000, a work upon the importance of which it is unnecessary to dwell. A mere statement of the fact carries its own reflections with it. While these public improvements are in progress, individual enterprise will accomplish its work and keep pace in the advancement of the general colonial interests. The town will become a busy mart of trade where the pleasures and elegance of city life will combine with the restless spirit and activity of commerce. The country for miles in every direction, subjected to the labor of the agriculturist, and the fertilizing power of water, will yield its annual harvests, and insure remunerative returns to industry. Manufactures will thrive, herds of stock will throng the extensive ranges, and prosperity will everywhere reward those who seek her favor and prove themselves worthy of her smile. For Greeley, for the Union colony, and for the country, and the valleys which surround them, and extend their fertile and productive acres for miles away from this centre, awaits a future whose speedy development will be equaled only by its substantial progress and prosperity. We hail this first year's as an index of a brilliant future.

CONCERNING INDIVIDUALS.

In concluding this extended communication it will be proper for me to note the liberal policy which has been pursued toward the colony by the Denver Pacific and Kansas Pacific railway companies; and also to mention the fostering care of the National Land company, under whose auspices it was organized, from which its lands were purchased, and whose agents arranged the many and complex details of transportation. To Col. John S. Loomis President of the company, and to Wm. N. Byers the General Manager for Colorado, the Union colony are indebted for an active care and attention, and watchfulness which has contributed greatly to its advantage, and demonstrated the beneficent workings of the company they represented. In the history of western settlement and enterprise the National Land company will be accorded a place among the leading and most powerful agencies which hastened its growth and development. Let me also award the proper praise to the officers of the colony who have labored so hard, who have given so much of their personal time and attention to the common good, who have been so often abused, and most times so unjustly blamed, who have succeeded so well, and through whose capacity, honest and practical ability the Union colony has won permanency and success. To N. C. Meeker, the persistent, faithful and honest president, and to Gen. R. A. Cameron, whose active energy and practical ability, patient temper and farsighted care as vice president and superintendent has done so much for the public weal, let that acknowledgment be given which eminent services alone deserve and demand. In their labors they have been supplemented by an efficient board of trustees and officers, who must receive honorable mention as faithful and devoted public servants. Whatever mistakes they may have made, whatever errors they may have committed, or whatever blunders may be charged against them, it must be admitted that their administration has been characterized by a firmness, an ability, an honesty, and a success, which raises it far above cavil and entitles them to credit and consideration at the hands of a discriminating public.

Personally let me acknowledge my indebtedness to Mr. E. H. Abbot, the gentlemanly agent of the Denver Pacific, to Mr. J. B. Flowers, to Mr. H. T. West, to Mr. E. S. Nettleton, the colony engineer, and finally to my excellent friend Mr. W. E.

Pabor, the present efficient secretary of the colony, for various important information, as well as for constant and generous courtesies and attention.

W. R. T.

[No Billiard Saloon Allowed in Greeley.]

—[1] We had a visit last week from one of the aristocracy, perhaps it was one of the Royal Family of Cheyenne, and he wanted to start a Billiard Saloon, and he went from one man to another asking if he might, and every one told him he might'nt, unless he wanted a fight or a fire, and he went back, and when he walked he stepped slow, not lifting his feet more than an inch above the ground, which is a way the Royal Family of Cheyenne, in the male line, have; and departing, he looked back on the town goodly in size, without a billiard, and wept.

FROM GREELEY.[2]

Political affairs in the Union Colony.

Greeley, April 24, 1871.

Editors News: An important colonial meeting of the members of the Union Colony was held at the Tabernacle on Saturday evening last. It was called for the purpose of getting the sentiment of the people upon the future policy of the colony and the probable election of a new board of trustees, the present board going out of office the first Tuesday in May. The hall was well filled and the interest evinced was commendable.

Captain David Boyd was called to the chair and Mr. N. C. Meeker was the first to address the meeting. He was in favor of a continuance of the policy in force during the last year and had no special reason for any material change.

He was followed by General R. A. Cameron who at once announced his purpose not to be a candidate for reelection as a member of the colony board. This announcement took the audience by surprise, as no hint of such a purpose had been made public, and we cannot but feel that the master spirit of the colony will withdraw from the field of action when the able vice-president and superintendent permits (if the people of the colony will allow him so to do) his mantle of authority to fall upon the shoulders of a successor. Feeling thus free to suggest what should be the future policy of the colony the general gave a brief but comprehensive summary of the purposes that should be kept in view. These were to encourage immigation by every available method in order that the lands under the colony control should be occupied by new comers, that new laterals should be run from the canals at present counstructed and these canals be enlarged in order to bring within the area of cultivation whole sections of railroad and government land now beyond and out of the reach of irrigation; that the officers of the colony—whoever they might be—should be encouraged and trusted; that the probabilities were that even with all the land under each canal under cultivation, grain and vegetables enough would not be raised in sufficient quantities to supply the demand for home consumption; that a thousand new comers would settle in the valley before the fall, and their wants must be met and supplied; the river should be bridged at at least three new points, and a road laid out on the north side leading to the Platte valley. As to the past but little need be said—facts spoke in tones full loud enough to be heard in every village in the nation. The question of a graded school was settled easily and satisfactorily. About $8,000 would be realized in a few weeks from the sale of reserved lots, and by fall a building would be ready for occupancy worthy the enterprise, the thought, and the intelligence of the people who had made "this wilderness bloom and blossom like the rose."

---

[1] *The Greeley Tribune*, April 19, 1871, p. 2.

[2] *Daily Rocky Mountain News*, April 25, 1871, p. 2.

A. J. Metor, J. H. Foster, Wm. Foote. jr., and other speakers follow General Cameron, discussing the temperance policy of the colony as well as the question of making the ditch corporations subject to civil control But some of the speakers evidently got befogged on the stock share question and the right to tax shares and land alike.

The meeting prolonged its session until near midnight and then adjourned, having accomplished but one practical result—the appointment of a committee of three to call another meeting for Tuesday evening, at which time nominations are to be made for a full set of officers for the colonial, the school, and the town organization.

At present writing the indications are that nearly, if not quite, an entirely new board of trustees will control the destinies of the Union colony for the next year.

Men may be changed, but measures of vital necessity to the success of Greeley cannot wholly be overridden or set aside, and the wise policy of the past must be continued in the future, even with a new pilot at the helm. There can be but one course for the gallant craft we have set afloat, on which to steer.

"Sail on, sail on, oh ship of state!
Sail on, oh Union, strong and great—
Humanity, with all its fears,
With all its hope of future years,
Is hanging breathless on thy fate."

So might we say of the Union colony, as the poet said of the grand union of which he sung. And we say to the over-burdened hearts in a thousand eastern homes, that here at our ever open gates, a welcome and an entrance waits.

Maple Buds.

GREELEY NEWS.[1]

(Regular Correspondence of the Denver Tribune.)

Greeley, April 22, 1871.

Messrs. Editors:—Greeley "still lives", and I am proud to say, still growing. New members to Union Colony are arriving each day by the dozens. New buildings are in the course of construction, and beautiful improvements are every day being made. Amongst them I will only mention a few of the most prominent: "The "Colony Market," under charge of B. F. Pinneo, has been removed from a small room on Monroe street to an elegant structure, with a Mansard roof on Main street.

---

[1] *The Denver Tribune*, April 25, 1871, p. 2.

Mr. Obid Plumb, proprietor of the "Farmers' Exchange," has recently built some four or five dwelling houses, which he will probably rent. One of them is being fitted up for his own private use, in an elegant manner. Mr. Plumb intends to occupy it by the first of the following month, and if our Denver friends ever visit Greeley, and should look at this house, they will simply exclaim that it is immense.

Mrs. Ruthven is building a large addition to her house; the carpenter work is being done by Mr. J. Higgenbottom. When completed, this will be the largest private resident in Greeley.

P. T. Barnum's hotel will open on the first of May, under the management of Mrs. A. M. Olds. This house will accommodate one hundred and fifty guests. Mr. Chas. Taylor is personally superintending the carpenter work. Mr. Henry is the mason. The decorating and paper hanging is done by Mr. A. DeLano. Everything is being done to make this the leading hotel.

The Greeley House has changed hands—Mr. Boynton, of Central City, is the purchaser, and is undergoing a course of reconstruction. The carpenter work on this building is done by Mr. Hund, painting by Mr. Nye, and paper hanging by Mr. Delano. Several others are building, and workmen are in constant demand.

The "Sensation of the Period" is a juvenile "Boot Black," who made his appearance on the streets with his opening chorus of "Black 'em up and make 'em shine less than a minute—only a dime."

Willie E. Pabor is no longer Secretary of the Union Colony, being superceded by Mr. W. H. Post. Messrs. Meeker and Pabor (the two prominent officers of this Colony) have dissolved and given up the real estate business.

The Mutual Admiration Society met last night (Saturday) for the purpose of selecting candidates for the ensuing year. The meeting was a total failure. General Cameron in an elegant manner declined to serve as an officer of this colony. A vote of thanks was unanimously given him for services rendered.

Union Colony has lost a valuable and trusty officer—one who has worked hard and faithfully for its success. General Cameron has stood the trials, the burthens and the troubles in the early days, while Mr. Meeker, like the Arab, "folded his tent and quietly stole away." After some very appropriate remarks, the gallant General, amid unbounded applause, took his seat. Then a long, lank, cadaverous, long-haired man, with spectacles, and a shabby genteel make-up, got up, and said some one had made slurring remarks against the temperance cause, but says he, "Who is it?" "You must find out, for I'll never tell." As this was a hit against General Cameron, the General immediately rose to his feet, and in a brief space of time informed the audience that this story had been thrown in his face several times, but denounced it as a vile fabrication, manufactured from whole cloth.

Col. White then took the floor, but as he endeavored to show the present officers of the Colony up in their true light, he was several times called to order. Col. White appealed to the audience for his right to proceed. After a decision in his favor, he had his say, and told of the ungentlemanly acts of the Executive Council.

Although many were there, but few were chosen, and as the Society thought it best not to let any more *exposures* be made, one of the leading spirits took the floor, determined not to give any one else a chance to say a word of truth, and keep it until a late hour. The meeting adjourned until Tuesday, without affecting any business. More anon.

Sappho.

[ANNOUNCEMENT OF THE ELECTION OF COLONY OFFICERS.]

—[1]The election of Colony officers, and the nominating of officers for our city, takes place next week. Friends at a distance will be pleased to learn that we have caucuses and wire-workings that would be a credit to the most civilized community, but it is remarkable that while so many are seeking office, no officer gets any pay.

---

[1] *The Greeley Tribune*, April 26, 1871, p. 2.

THE BALL AT GREELEY.[1]

Our correspondent at Greeley attended the Odd Fellows' Festival on Wednesday night, and sends us an account of the same. We have published the main features, except the following:

The following gentlemen were elected as officers of the Lodge: E. Rea, N. G.; G. W. Perkins, V. G.; D. W. C. Root, R. S.; W. B. Woodruff, Treas.; J. H. May, P. S.; J. Ecker, P. G. Also the following appointed officers: S. Milner, W.; W. S. Inman, C.; McClain, R. S. N. G.; A. Z. Salomon, L. S. N. G.; C. Hankins, O. S. G.; H. Schenck, I. S. G. The charter members consisted of Messrs. Root, Perkins, Rea, May, Hankins, Woodruff, Schenck, McClain, Inman, Milner, Titcomb, Ecker and Fanchar.

About 200 couple joined in the dance, the music for which was furnished by Smith's Quadrille Band. The supper (if I may be allowed to call it by that name) was furnished by Judge Childs, and if any one made themselves sick by eating too much, I should have been happy to have had a seat at the same table, and if ever another ball takes place at Greeley, if my advice is worth anything, I should say, let the job out to some "hotel," which has accommodations and facilities for getting up a supper. Coffee and cake is pretty good, but something more substantial is better.

Mr. Charlie Abbott, Mr. D. C. Root, Sheriff Brush, and the others of the committee, deserve great credit for the manner in which they conducted the whole of the arrangements, and every one present seemed to appreciate their desire to please.

Among the many fair ladies present, was the beautiful and gentle blonde Miss Gussie N—ls, attired in a magnificent light silk, with point lace, sash and bow, "en pannier."

Miss Belle S—ts was charmingly dressed in white, with black silk sash, and necklace of pearls.

Miss G— was gotten up regardless of all expense, and was beyond all doubt, the belle of the evening.

---

[1] *The Denver Tribune*, April 28, 1871, p. 2.

Mrs. Harry L—e appeared, as she invariably does, par excellent, and was dressed in an elegant and costly manner.

Miss Laura N—s was also very richly costumed in silks and diamonds.

Miss Gussie P—s was neatly dressed in white muslin, with countless flounces and ruffles.

And as white seemed to be the reigning color, Miss F. E. also chose it, and with a profusion of cheap jewelry looked very well. Miss Lottie N—s looked immense in a plain black silk, with pannier, and the most costly jewels. Miss R—y wore an elegant orange dress, tastefully trimmed. Miss D—k—n also in white, with black silk overskirt. Miss H—y, Miss G—n, Miss E. B—d, Mrs. O—s, Miss S—d, Miss S—m and the talkative Miss F S—y, were all in full ball room costume. Mr. Benedict, Mr. Moffat, Sheriff Brush, Mr. Babcock, Mr. Watson, Mr. Root, Mr. Ruthven, Counsellor Knowles, Col. Gipson, Station Agent Abbott, Conductor Prugh, Mr. Thomas, were all enjoying themselves at the late hour that I left.

"Sappho."

[Electioneering and Nominations for Colony and Town Officers.]

TERRITORIAL NEWS.[1]

Our Greeley correspondent, "Maple Buds," writes us under date April 28th as follows:

The result of the two caucuses of last evening you will find appended to this report; a full gathering of the clans was held, and at first there were indications that harmony would prevail as far as town and school boards were concerned, and a committee of conference met and considered the subject; but the bitter feeling evinced by the opposition against the name of General Cameron, and the firm stand taken by his adherents to unite on no ticket that did not present his name, led to a failure of agreement.

The candidates for the colony board of trustees are as follows: Administration, N. C. Meeker, E. Hollister, J. C.

---

[1] *Daily Rocky Mountain News*, April 29, 1871, p. 1.

Shuttuck, N. Holmes, D. Boyd. Opposition, N. C. Meeker, A. J. Wilber, E. T. Nichols, W. B. Plato, D. Boyd. For town trustees—Administration, R. A. Cameron, E. T. Nichols, N. D. Wright, E. S. Nettleton, Levi Hanna. Opposition, H. T. West, N. D. Wright, N. Holmes, H. Platt, L. W. Teller. For school directors—Administration, J. L. Brush, L. W. Teller, Wm. H. Post. Opposition, J. L. Brush, F. H. Rous, J. C. Shattuck.

The administration party will hold a grand ratification meeting at the tabernacle on Monday evening. The indications are that the administration ticket will be elected by about a two-thirds vote.

FROM GREELEY.[1]

Politics—They become hot as the Election approaches.

Greeley, Col., April 26th, 1871.

Editors News: The second colony meeting to consider "the affairs of state" was held here last evening, and after considerable sparring between the factions, it was mutually agreed upon that each party (the administration party and opposition party) should meet on Thursday evening to make its own nominations, and then test its own strength on the day of election.

We cannot say that such meetings as these two lately held have been productive of good, in such crowded assembleges and when seemingly parties are hardly equally divided, there is always some one individual who stands ready to "spit" at his opponent in a way that is ungentlemanly and unwise. Now last night there was one who was emphatically a "Jumping Jack" and it is a question in our minds whether his associate had not, previous to the opening of the meeting, attached some mechanical contrivance to the seat of his breeches by which, at a touch from the "chieftain of the clan" he sprang up to "play his part" and show how little there was in that puppet's part, and how well he could play it. As the venom was mainly personal and directed solely against "General Cameron and his associates." to those who came unprepared to decide between the two contending factions, it was evident that the opposition was connected together with cement of personal spite, and we cannot but help predicting that the sound common sense of the great majority of stock owners will be found arrayed on the side of the able general on whose broad shoulders has been placed so many burdens and so much odium as attaches to the highest position attainable in the nation. To build a vessel outright is more difficult than to pilot it after it has been launched, and to no one man does the colony owe its success more than to the one against whom the opposition so universally sets itself, as a turbulent wave sets itself against the solid rock.

---

[1] *Daily Rocky Mountain News*, April 30, 1871, p. 2.

On Thursday evening each party will make its own nominations, and on Tuesday next the silent fall of the potent ballot will forever set at rest this element of discontent, now disturbing for a brief season the harmony, the safety, the success of Union. Then the brief pantamime over the "jumping jocks" will disappear as suddenly as they have appeared upon the mimic stage. Maple Buds.

PROGRESS OF THE COLONY.[1]

Our town of Greeley has started with more varied aims and objects than any other town. First, it is a leading and general aim to make it a centre of trade, of manufactures, and also of whatever relates to education, culture and good society. Second, to make it a temperance and moral town. Third, to make it self-sustaining, by means of agricultural and horticultural pursuits. To carry out the general plan, there has been a remarkable assemblage of men, ambitious and anxious to succeed, and also well fitted for the undertaking, and to this end they have gathered from many widely different sections, much as the elements of minerals crystalise and form a perfect body. In other words, the building of this colony is analogous to the demonstrating of a mathematical problem.

This fine spring weather is met by the utmost activity in carrying out that part of the plan, which is to make the colony self-sustaining. Plowing is going on everywhere, and wheat, barley, oats and potatoes are given to the earth with no sparing hand. Thousands of fruit trees are planted, broom-corn, sorgo, and garden vegetables of every description are planted on a most extensive scale, while productions intended for early use have been growing under glass for some time. In hundreds of windows of residences, and in the windows of many business houses, tomato, cabbage, and other plants are growing in boxes, all of which shows a wide spread attempt to plant on a large scale, and to secure as early maturity as the season shall permit.

---

[1] *The Greeley Tribune*, May 3, 1871, p. 2.

The evidence is presented on every hand that there is confidence in this colony; for no one can fail to see that men of means are investing money liberally, and this in improvements of that class which are made in older settled countries after experiments are no longer needed. The planting of orchards and of strawberries by the acre, not in a few, but in many cases, going on through these passing days, are seen only in places in the States where the demand has gradually forced such efforts.

As a consequence of this condition of things, money is plentiful, trade and business of every kind are brisk, and no one wishing work need be an hour without it. So great is the need for work of all kinds to be done at once, and so anxious are men to get through with one thing that they may immediately take hold of another, so many are the teams hauling goods, supplies, and building and fencing material, so busy are clerks and salesmen, in short, all classes, that one who is an active participant is hurried forward, much the same as in New York City, busiest of all cities; and every body is, in a measure, intoxicated with the excitement, along with the bracing atmosphere of this most delightful climate—intoxicated we say, although there is not a drop of spirits, nor of wine, nor beer to be had within all our boundaries, which shows the utter folly and extravagance of resorting to stimulants as a means of sustaining men in protracted labors, and in efforts requiring acuteness and activity.

We refer to one thing more, which is our financial condition. As many as fifty who joined the colony a year ago, and paid in their money, fail to come, which is a small per cent in so large a number as 700; and it is with pride and pleasure that we state that all such can have their money returned, if they wish it, and not only this, but the year's interest added. Those not acquainted with the circumstances will not be able to understand how we should be able to buy land with money which we are yet able to return, and not become insolvent. The truth is, the increase in real estate has been so great, and confidence is so deeply founded, that these certificates of indebtedness are richly worth their face, while the prospect is that, during the coming year, they will appreciate in value from 50 to 200 per cent. Hence, there have been cases where certificates have been bought up as soon as sent in, to be located and held for a rise. Certificates which were located, and which, by action of the Board of Trustees, have a year longer to run, in which improvements may be made, sell readily at 100 per cent premium, and if the locations are choice for much more.

In the midst of all this, grand improvements, requiring much money, are entered upon, among which are the digging of a canal which will make a most magnificent water power, and the building of a graded school house to cost from $12,000 to $15,000. The money for these works is derived in part, from the sale of resident lots, of which there have been two recent drawings, and they were taken with great avidity and the cash paid for them. The conclusion which one would gather is, that the members of this colony have money, and that they are not afraid to invest it in real estate, and in making such improvements as elsewhere come only after many years.

THE ELECTION.[1]

Last week was all alive with caucuses and electioneering, preparatory to the holding of the first annual election, which took place yesterday, the result of which appears elsewhere. In the first place a meeting was held a week ago last Saturday night to consider the proper policy to be pursued in Colony matters, when it appeared that a party had been already formed, called a reform party, one object of which was to transfer all matters now regulated by charter and controlled by a Board of Trustees, to what was termed civil authority. The case is this: On organizing the Colony it was found necessary to take out a charter under the general corporation law of the Territory, which had recently been amended to suit plans of colonization, which was done, and land was bought, irrigating canals dug and other work done under this authority, and the legal life of this charter was to be 20 years. To supersede this Board of Trustees by the appointment of town officers, at least to such an extent as should make their duties nominal, was a favorite plan with a few, still it was presumed they might hold title to the land yet belonging to the Colony, and also, to some other possessions, but it is probable their ideas were quite indefinite. They also objected to the provision of the law which entitled a man to cast a vote for every share he possessed, that is, they objected the same as if single share-holders in a Bank should object to large share-holders casting more than one vote. They also objected to the sessions of the Board of Trustees being secret, and one speaker insisted upon greater economy, but his remarks fell flat, for none of the officers get pay. After a little, a motion was made to nominate officers for the coming election, by which it appeared they had a slate already prepared. The administration party, so called, objected to this as unfair, for the meeting was not called for any such purpose, and the plan was defeated, when it was voted to meet next Tuesday for nominations.

---

[1] *The Greeley Tribune*, May 3, 1871, p. 2.

Before Tuesday arrived several caususes were held by each party and when they came together, each with a well prepared slate, which, as the event proved, was broken, they could not agree on any method, when a committee of conference was appointed. After being out more than an hour they returned, reporting that each party should hold its own convention, on Thursday evening, from which time the two parties had each a separate existence, one being named the Regular and the other the Reform party. During these sessions there were many sharp speeches, and the excitement at times ran high; in short, politics and office-seekers were in the ascendency, and there were the same scenes as are enactd among politicians elsewhere.

There were two subjects, however, on which both sides agreed; these were in regard to temperance and education.

One might think that this was all, but far from it. On each ticket were names which some did not feel they could possibly vote for, inasmuch as they were men who had done little or nothing in the way of forwarding the interests of the Colony, and the result was that on Saturday morning they agreed on an Independent ticket, forming a third party, which shows a remarkable progress and enterprise in so new a town.

The Independents said they had great hopes of carrying their ticket, for the reason, as they alleged, that the two parties were nearly equal, which fact gave them the balance of power, but the returns show how capable they were of judging.

COLONY ELECTION RETURNS.[1]

The election yesterday was remarkable for the small number of ballots cast, the number being 206. Last summer, with half the population, the number was 230.

COLONY TRUSTEES.

Regular Ticket— No. Shares.

N. C. Meeker	1784	E. Hollister	1232
J. C. Shattuck	1246	D. Boyd	1686
N. Holmes	1127		

Reform Ticket—

A. J. Wilber	657	W. B. Plato	550
E. T. Nichols (Independent)	713		

TREASURER.

C. Emerson (no opposition)	1875

EXECUTIVE COUNCIL.

Regular Ticket—

J. G. Cooper	1246	D. B. Ranney	1274
C. D. Farwell	1288	J. H. Johnson	1267
F. L. Childs	1071	James Inman	910
A. Hotchkiss	1805	M. B. Knowles	931
J. A. Woodbury	1092	Jos. Murray	1036
O. Plumb	1721	Evan Rea	1868

---

[1] *The Greeley Tribune*, May 3, 1871, p. 3.

Reform Ticket—

J. S. Scott	888	J. Max Clark	503
C. A. White	776	S. K. Thompson	845
M. V. B. Gifford	559	J. R. Thacker	566
S. Blodgett	552	H. Marshall	587
J. Leavy	580		
Scattering			189

Total number of votes, represented by shares, was 1882.

The vote for Town Trustees, under the Charter or City organization, soon to be established, was as follows:

R. A. Cameron	140	E. S. Nettleton	147
N. D. Wright	138	Levi Hanna	126
H. T. West (Independent)			98

There was a great deal splitting of tickets, and many of the officers were elected by the three parties. The Independent Ticket showed a full strength of about 300 votes, or shares; most of its candidates were on the Regular Ticket.

[Results of the Election]

[1]The election of town trustees and executive council of Union colony No. 1, was held at Greeley, yesterday, May 2d. The following gentlemen were elected: Trustees for the town of Greeley—R. A. Cameron, H. L. West. N. D. Wright, E. S. Nettleton, Levi Hanna; board of trustees for the Union colony of Colorado—N. C. Meeker, J. C. Shattuck, Nelson Holmes, E. Hollister, David Boyd; treasurer—Charles Emerson; executive council—James G. Cooper, C. D. Farwell, F. L. Childs, Arthur Hotchkiss, Joseph A. Woodbury, Ovid Plumb, D. B Ranney, James H. Johnson, James Inman, M. B. Knowles, Joseph Murray, Evan Rea. This election is a triumph for the regular ticket, which was elected throughout with the exception of S. T. Nichols, who was defeated by H. L. West.

The school district election was held in the same town on Monday last, with the following result: President, J. L. Brush; treasurer, L. W. Teller; secretary, W. H. Post.

---

[1] *Daily Rocky Mountain News*, May 3, 1871, p. 1.

[The Election Over. Schools.]

UNION COLONY MATTERS.[1]

Greeley, May 4th, 1871.

Editor News:—The contest is over, the smoke of battle has been lifted and we know where the dead and the wounded lie. As we predicted the victory is with the "administration" by a vote of two to one, and it is surprising, considering the bitter feelings evoked during the campaign, to see how acceptable the result is to the great majority of the members of the colony. Unlike the south, the "opposition" accepts the situation, and if there be a grumbler he grumbles alone and without sympathizers.

But following closely upon this election is an event of more importance even than the success so well achieved. The subject of schools is one that engrosses the attention of all the members of Union colony. Last night there was a meeting held at Colony hall, the importance of which cannot easily be overrated. It was resolved that the question of raising $15,000 by a tax be submitted to the voters of the school district at an early day; this added to the $15,000 to be donated to the board of school directors by the trustees of the colony for the same purpose, will go far to erect a graded school with no superior in the west. The site for this school is also donated by the board of trustees, and is as fine as any reserved so wisely by the first officers of the colony for town, county, and educational purposes. It faces the park and will be about 240 x 115 feet in size.

The mill race for the grist and woolen mill about to be started will be commenced next week, and the water power we will obtain will run these and a paper mill in addition.

These are signs of material progress that cannot be overestimated, and we chronicle them with pride in behalf of the city of our choice.

Maple Buds.

---

[1] *Daily Rocky Mountain News*, May 5, 1871, p. 1.

[PROGRAM OF THE CELEBRATION OF THE ARRIVAL OF THE COLONISTS AT GREELEY.]

NEWS FROM GREELEY.[1]

Greeley, May 6th, 1871.

Editor News:—At a meeting held last evening, in Colony hall to arrange for the first annual celebration of the arrival and settlement of the Union colony in Colorado, to be held on Island Grove park, Saturday, May 13th, 1871, the following programme was arranged: First—Raising the national flag in Lincoln park, at sunrise. Second—Labor at embellishing the park, by the planting of trees, ploughing and grading walks and roads, to commence at 8:30 o'clock, a. m., under the superintendence of engineer E. S. Nettleby, and to cease at 12:30 o'clock, when the call from labor to refreshment will be given through music by the Greeley silver cornet band. From this time until 2 o'clock, will be devoted to recreation and social gathering during which each family or collection of friends, is to spread their basket pic-nic dinners.

Exercises at the stand will commence at 2 o'clock, p. m., precisely, when the following programme will carried out: First—Music by the Greeley glee club. Second—Prayer by our first minister, Rev. A. Baxter. Third—Song by the Greeley glee club. Fourth—Poems by Captain David Boyd. Fifth—Song by the Inman brothers. Sixth—Oration by General Robert A. Cameron. Seventh—Song by the Greeley glee club. Eighth—Poem by William E. Pabor. Ninth—Song by the Inman brothers. Tenth—Volunteer speeches and songs. Eleventh—Benediction at 4 o'clock, by Rev. S. M. Brown.

You will observe by the above that quite a celebration will be had, and as all our business men will close their stores from 9 o'clock, a. m. to 4 o'clock p. m., it will be quite a gala day. As there will be a good opportunity for Denverites to run down and enjoy the hospitality of our people, and witness the exercises, and return the same day, we hope they will take advantage of the excursion rates issued by the Denver Pacific Railway.

Maple Buds

---

[1] *Daily Rocky Mountain News*, May 7, 1871, p. 1.

GREELEY MEMORIAL DAY.[1]

The first annual celebration of the arrival and settlement of Union Colony at Greeley, will occur on Saturday of this week. The exercises will be as follows:

Raising the National Flag in Lincoln Park at sunrise.

Labor, commencing at 8:30 a. m., under the charge of the following committee: E. S. Nettleton, Engineer and Chairman; Capt. Arthur Hotchkiss and B. S. La Grange. Persons are requested to report to either of the above named what teams and implements they will bring, that their share of labor in tree-planting, ploughing and grading may be duly assigned. Work will cease at 12:30 p. m., when they will be called from labor to refreshment by music from the Greeley Silver Cornet Band.

Until 2 o'clock, the interval will be devoted to recreation and social gatherings, during which time each family or collection of friends is requested to spread its Basket Pic-Nic Dinners.

Exercises at the stand will commence precisely at 2 p. m.

The officers of the day are President, N. C. Meeker; Vice Presidents, R. A. Cameron, H. T. West, B. H. Eaton, Dr. C. Emerson, J. L. Brush, E. Hollister, Mr. Bailey, J. C. Shattuck, E. C. Monk, Dr. S. Scott, E. T. Nichols, O. Plumb, J. H. Johnson, A. J. Wieber.

The exercises at the stand will consist of:

1st. Music by the Greeley Silver Cornet Band.
2d. Prayer by their first minister, Rev. A. Baxter.
3d. Song by the Greeley Glee Club.
4th. Poem by Captain David Boyd.
5th. Song by the Inman Brothers.
6th. Oration by General Robert A. Cameron.
7th. Song by the Greeley Glee Club.
8th. Poem by Willie E. Pabor.
9th. Song by the Inman Brothers.
10th. Volunteer speeches and songs.
11th. Benediction at four o'clock by Rev. S. M. Brown.

---

[1] *The Denver Tribune*, May 11, 1871, p. 2.

GREELEY'S GALA DAY.[1]

A splendid day—Grand display—Beauty, wit, and poetry—Speeches by colonists, and "music by the band"—Pic-nic, tree-planting, a glorious time, and everybody happy and nobody drunk.

The people of Greeley—or at least the officers of the celebration—did a very sensible thing when they postponed the tree-planting exercises and basket pic nic, with its attendants of speeches, poems, and good-will, from Saturday to Monday. The lowering clouds and the chilly atmosphere of Saturday were entirely dissipated yesterday, and the sunshine and beauties of a May day are the only words to adequately express the atmospheric surroundings. Greeley was in high feather, the lads and lasses and the staid matrons and stern fathers vied with each other in the general gaiety. The day had been looked forward to with anxiety and earnest expectation by all of the colonists, and on every hand liberal arrangements had been made to insure the success of the occasion. The city was in her festal garb, and from the outset everything betokened a most auspicious event.

The programme was carried out as published in the News of last week. From 12 to 2 o'clock a basket pic-nic was held in the grove on the river bank. It was a pleasing feature of the day, and was most assuredly enjoyed by everybody who participated. The scene presented was calculated to carry one back in imagination to the Fourth of July occasions of similar character at the east. Families gathered around their respective "tables" spread on the grass, and made the feast enjoyable not only to themselves but to the invited guests, of which there were many, both from Denver and other points.

The repast ended, the literary and musical portions of the programme were begun. A platform had been erected and tastily decorated with the national colors. The Greeley cornet band put in a full appearance and discharged their duties to the evident satisfaction of all. The stand was occupied by the

[1] *Daily Rocky Mountain News*, May 16, 1871, p. 1.

committee of arrangements, the officers of the day, the orator, poet, and invited guests. At 2 o'clock p. m., the exercises were commenced with music, after which prayer was offered to the supreme being by the Rev. S. Brown.

Mr. N. C. Meeker, president of the colony, addressed the assemblage in a short and well chosen speech, welcoming the people to the park and expressing his gratification at the happy faces that surrounded him. He then introduced the Inman brothers, who sang "Merry Yankee Boys are We." Upon the conclusion of the song, Mr. Meeker presented General R. A. Cameron, orator of the day.

General Cameron's speech was very interesting, and we regret we are able to give only a synopsis of it. He began by remarking that thirty years ago Holon Godfrey had encamped on the spot where they now were assembled with from 2,500 to 3,000 Indians. It is one of the most delightful spots of all the mountain regions. Twelve years ago the gold excitement brought 10,000 to the country from all parts of the globe; but none who came were wise enough to discover the wealth of the soil. He then revived the old stories of the Nile and its beneficial influences upon the country through which it flows, and compared the Platte river to the historical river. It had been the fortune of the Greeley colony to have been led there by one holding a prominent position in the newspaper world, and the general here took occasion to pay a tribute of respect to Mr. Meeker. The speaker indulged to some extent in statistics concerning the colony, its possessions and its prospects. There are now fifty miles of irrigating ditches, which supply 45,000 acres with water. There are mills and water powers. There are from 5,000 to 10,000 acres of grain under cultivation, which will furnish a vast amount of the necessaries of life. The people are paying more attention to husbandry than at first, and with commendable results. But there are many things to be done. A school building is to be erected, to cost from $25,000 to $35,000, and it is expected it will be one of the finest institutions of the kind in the west. The colony must work, and the city of Greeley must outrival Salt Lake. There is something higher and holier in this organization than material wealth.

Let others do as they will, but as for the colony let it serve the Lord by forever abolishing and banishing alcohol. Greeley should be the Athens of America as well as the cream of the union. As old Athens led and governed the world, in her day, so we should govern the land to-day and feel inspired to say it will be done. The colony should have peace and be united for the common good. In the future, when the colonists gathered on these festive occasions, he hoped all would feel that it had been good for them to have thus gathered, and when they wander forth in the world all would feel proud to arise and introduce themselves by saying "I am a Greeleyite." The general's oration was received with applause.

William E. Pabor, esq., followed the orator with the following poem, entitled "Past and Present:" [The poem is not reprinted here because of its length and also because of its all too nebulous character.]

After music by the cornet band, Mr. Hall, of Denver, addressed the audience, complimenting the people upon the persevering industry they had displayed—silent perhaps, but powerful, as shown in the town they have built, the lands they are cultivating and the canals they have in operation. The example they have set had put hundreds of similar organizations in motion. Mr. Hall closed by reciting a poem he had read at a former Fourth of July celebration.

The Inman brothers followed Mr. Hall by singing a travestie on "Freedom on the old Plantation," written by Mr. Pabor for the celebration. From the clapping of hands that followed the song it was evident that both the travestie and the music were a success.

Mr. Howard followed with a poem full of happy local hits. The Inman brothers followed with the song "A Thousand Years" with words arranged for the occasion.

At the time of the departure of the train for Denver the exercises had not concluded. The participants were enjoying themselves with volunteer speeches and songs, all of which were of the happiest and most felicitous order. The Denver delegation were obliged to tear themselves away, however, from the scene of festivity, which they did with great reluctance, only wishing that such annual celebrations could happen oftener, and hoping that they may never be discontinued by the Greeley colony.

A DAY AMONG THE COLONISTS.[1]

Everybody is Quixotic enough to be always "seeking for better bread than wheaten," and the farmer who has tilled fat acres in Illinois is *agued* into the belief that health and plenty should go hand in hand, and that there must be a climate where the skies are so sunny that a man is never sick, and the soil so fruitful that all you have to do is to tickle it with a hoe and it will laugh with a harvest. The site on which Greeley stands was chosen as a sort of an Arcadia—the main things in view good health and good crops. Many who arrived there a year ago thought that Messrs. Meeker and Cameron had missed the mark, and were so huffy at the choice that had been made, that after doing all they could to snuff out the young colony, stampeded back east to say to their friends that the whole thing was agriculturally and geographically damned.

Yesterday Greeley celebrated the results of the first year. Its friends there had every reason to rejoice. If any of the croakers were there, the citizens might invite them with just pride to consider what had been accomplished. Look at the well built town with its 1,500 people, stores, bank, newspaper conducted by one of the best journalists in the west, schools, library, churches, a live agricultural society, lyceum, culture, order, a sweet temperament of gallantry and good principles; the town handsome with trees, gardens and gladly thinking of harvest time, with 6,000 acres in crops within sight of the public square. Let the grumblers who gave out a year ago, see all this, and they must conclude that they judged wrong, or some special Providence must have come to the aid of Greeley.

If the good people up there indulged in a little high-flighted buncombe yesterday over the record of their first year's work, we think they may be pardoned, for they have indeed made progress. There is no great secret in the matter either. They have simply "pulled all together". There has not been a Micawber among them. They have resolutely *made* things turn up. None but courageous workers would have settled where they did. At the start dolts and cowards were weeded out. Here is a city well laid, well built, with all literary and religious advantages, all industries thriving, raising products enough to be more than self-sustaining, building a $6,000 church, and about to build a $30,000 school house, needing no courts, no calaboose, one of the most thoroughly alive and stirring, and yet the quietest community in the west.

---

[1] *The Denver Tribune*, May 16, 1871, p. 2.

We visited Greeley late last fall, and were not prepared to see much change from then till now; but we must confess our surprise when we alighted there a few days ago, and hardly believing our senses, requested of a friend if he would be so kind as to tell us where we were. New large buildings on every side; regular streets; a new and comfortable depot (a freight car was their station last fall). What are we to think of a place that a year ago "was not", and to-day a railroad station that presents the following showing:

Statement of agent Abbott for month ending May 10:

Amount of freight received........	3,584,484 lbs
No. loaded cars received............	117
Cash receipts of station............	$13,119.77

They have got many things down to bottom prices at Greeley, fully twenty-five per cent. lower than in Denver. This will be a great "card" in drawing customers, and will help in many ways. We were surprised on eating at the hotel as good a dinner as we ever had in Colorado to find the charge but fifty cents.

Upon our return from Greeley we had the pleasure of a ten minutes' stop at Evans, now starting up so fast under the auspices of the St. Louis Western Colony. Some twenty-five new-comers had arrived that morning, and thirty the day before. We found the President, Superintendent and Secretary on the ground, and all busy getting things to rights. Mr. House, the agent at the depot, was kind enough to give us a statement of railroad business for the month ending May 7th, as follows:

Number pounds colony goods received, 652,740, or about 33 car-loads; number pounds freight forwarded (nearly all hay and products of the soil), 589,123, or 27 car-loads; cash receipts of station, $2,862.62.

This may be considered a pretty clean showing for a place just getting on its feet, and we doubt if any of the colonies can show such large importations; and it must be considered too that this is the first month of the colony. New buildings are going up on every side, and important enterprises are under way.

Mr. Willard, of Boston, has commenced operations for making brick. The mill-race and first irrigating ditch, from the mouth of the Thompson, is being pushed forward rapidly. The contract is that it be finished by the 1st of next month, but, from present indications, it will be finished before that time. The colony work has been delayed for want of lumber, but within the last few days there has been a good supply on hand, and there will be plenty hereafter. The bridge over the Platte, from present appearances, will be finished in about four days. The colony has donated grounds for the Court House and other county buildings, and the County Commissioners have accepted it, and have contracted with Mr. Brown to erect a fire-proof building for the county officers. Work has already commenced on this building, and it will probably be finished in a month. The bridge over the Platte will be a great convenience to the Southwestern Colony, twenty-three miles down the river, who will make all their shipments from Evans. The best of feeling exists between these two colonies, and they are co-operating. A large ditch from the Platte will soon be taken out by these colonies, to irrigate all the lands lying between them. A majority of the Board of Trustees, consisting of Rev. A. C. Todd, President; Hon. J. M. Pinkerton, Vice-President and Superintendent, and C. F. Hartman, Secretary, and J. L. Brush, are on the ground, and will proceed at once to make all needful rules and regulations, which could not be done until a quorum of the Board was present. The tide of emigration from Illinois, Boston and many other places in the east, has just commenced setting in, and there will be large numbers on the ground this season. A majority of the arrivals are farmers, with their agricultural implements and stock, and they all find employment at remunerative wages on the ditch, until they can get ready to operate for themselves. Quite a number of residence and business houses will soon be completed. The buildings in the town are about all occupied—some of them by two and three families. Col. Fisher, of the D. P. R., kindly placed the large building belonging to the company—some forty by seventy-five feet—at the disposal of the colony for their use this season, for the reception of colonists with their freight. The printing material for the new paper to be called the *Evans Journal*, is now on the way; and it is expected that the first number will be issued on or before the first of June. A very complete outfit for both paper and job work, has been purchased by Mr. Hartman & Co. It will be a seven-column sheet, somewhat larger than the *Greeley Tribune*, with Messrs. Hartman & Todd as editors.

From the above facts the outside public will be able to gather what the inside public already know, that colonizing is going forward most successfully in Colorado.

SALE OF LANDS.[1]

The Union colony, of Colorado, will sell at auction, commencing on the third day of July next, at the office of the colony, in Greeley, Weld county, Colorado territory, all the lots and lands under their canals, which are not located by certificates of membership prior to July 1st, 1871, or reserved for public buildings. By order of the board of trustees. N. C. Meeker, President.

Wm. H. Post, Secretary.
Greeley, June 1st, 1871.

[POPULATION OF GREELEY.]

TERRITORIAL NEWS.[2]

…………………………………

There are, in Greeley, six hundred and seventy-four males and four hundred and twenty-one females. The town is only one year old. There have been eleven births and seven deaths in the city.

---

[1] *Daily Rocky Mountain News*, June 3, 1871, p. 1.
[2] *Daily Rocky Mountain News*, June 15, 1871, p. 1.

[A Visitor's Comment on Greeley Answered.]

[1]A letter-writer in the St. Louis *Democrat*, who would seem to have blundered through Colorado blindfolded, writes about Greeley as a town "containing from fifty to sixty houses, all one story, unpainted, some not yet shingled, and, like Evans, having not a tree in sight." Late census returns make a showing for Greeley of over one thousand population. Of course there are several hundred houses in the town; many of them are two-story, and nearly all painted. Unless the *Democrat's* correspondent is near-sighted, short-sighted, or suffering in some way from defective vision, he might have discovered a beautiful grove within a few hundred yards of the village. More than half the correspondence published at the east concerning this country emanates from peripatetic dead-beats who shoot through the territory like a dose of salts.

[General Description of Conditions in Greeley.]

OUR GREELEY LETTER.[2]

Greeley, November 23, 1871.—Snow to the depth of seven inches fell here yesterday, which, together with what had previously fallen, makes a very respectable winter mantle for mother earth.

There are no startling news to write of this section just at the present time. Greeley is Greeley still, only a little worse so—sobered down into the stern and solemn realities of living in earnest, and for a purpose, and that purpose looking to and meaning something substantial in the future. Like a faithful beast of burden after its coltish antics and frivolous freaks are over, they are settling into the traces for heavy work. An earnest, unflinching, unconquerable energy and determination seems to characterize the majority here; and so long as that disposition is entertaned by the masses their success is as certain as the presence of the sun in heaven. No condition of circumstances will thwart them from their laudable purposes. They are learning and are beginning to heed the folly that is so common with the American people, of flocking together. Tneir habits of gregariousness have become proverbial. Our people are too much in the practice of bunching up. They start in as if to build a flourishing town or city was the chief desideratum to a country's success—to a people's prosperity. They forget or overlook the fact that an inland town or city must receive its life and support from the surrounding country, from the rural districts. And if where the rural districts ought to be there is nothing but a waste of blank desolaiion, the city that attempts an existence there will be feeble and must untimately fall and die in the midst of such surroundings. Cities contaminate, and drive poor people into legitimate speculations and various vices that grow out of the monopolies and over crowded competitions that are found in all cties. But in the country the poor man may be lord of his little domain, and however humble his home, it is nevertheless his own, and he is as free to assert his manly independence as his lordly neighbor who presides with regal dignity at the banquet hall and counts his broad acres by the thousand.

---

[1] *Daily Rocky Mountain News*, June 22, 1871, p. 2.

[2] *Daily Rocky Mountain News*, November 25, 1871, p. 1. This and the following item, though from a later period than the other material here published, have been added because of the light that they throw upon the characteristics of the colony.

Judging from the appearance there is certainly no lack of water here; it flows promiscuously on the surface and under the surface. The wells are generally well filled and a good many cellars would answer for swimming baths if the water was a little warmer. As it is, should the weather prove cold enough, they will do very well for skating-rinks. If some reasonable sanitary measures were adopted here, it might have a beneficial influence, and perhaps mitigate the ravage of scarlatina, cholera, or any other disease that might arise through the influence of too much water in the cellar, or too many stagnant pools on the surface.

Notwithstanding the little ups and downs which are the fate of all places and every one of every place, I believe the destiny of this colony is upward and onward. With such faith, energy and perseverance as governs this people, with a firm foundation already established and sustained by a better code of morals than probably exists among any equal number as promiscuously thrown together anywhere on the face of the earth, failure may be the rule, but we look upon this colony enterprise as constituting one of the grand exceptions.

Father Meeker is plodding on with "Rosa Robbins," and the end is beyond the reach of mortal vision or the stretch of human imagination. "Rosa" seems, martyr-like, to be pushing on through the wilderness, and her Christian fortitude will probably sustain her to the bitter end.

The leading business houses here are doing a reasonable trade, A. Z. Solomen carries a large stock, and is driving a flourishing business, as he well deserves. He has recently married a beautiful and accomplished lady, and the happy twain are well on the highway to favor and fortune. E. T. Nichols is doing a heavy grocery and provision trade, but the secret of his success is traceable to his brother Will, whose facinating smile and captivating manner sells a host of goods. Dr. Buchtel, successor to Dr. Tuttle, in the drug business, is doing a fair pill trade, besides practising the healing art quite extensively. The Colorado house is full to the extent of its capacity, and it is eminently deserving of its patronage. The Greeley house has lost none of its merit, and is largely patronized.

The lumber yards, livery stables, butcher shops, and many other business places here are doing well, and seem to be laying substantial foundations for permanent business. The school is well attended, and is a very creditable institution. The Lyceum, and the Farmers' club, are each attracting considerable attention and are kindling an interest among the people here that must certainly add to their stock of knowledge and prove a lasting benefit.

In company with Sheriff Brush, your correspondent ventured abroad yesterday among the farmers of the lower Cache-la-Poudre. It was a good day for old ducks. The snow played around us in blinding whirls, and came down as if mad. Our road was no road at all; it was simply a vast expanse of snow-covered plain, cut and seared by great acequias, with innumerable laterals, and divided by wire fences, inside of which, after removing scores of bars and making more angles than are known to the science of trigenometry, we succeeded in reaching a dark spot on the prairie, which we found, after careful examination to be a human habitation. To us it proved a welcome oasis in the desert waste of snow that was above and around us. After prayer and feasting we returned happier than when we went. Some chicken-hearted easterners, and some dyspeptic invalids are moaning piteously because of this blessed snow. They talk and act as if it ought never to snow or rain in Colorado. They would have the country dry up, and burn up, as has been the fate of some portions of Michigan, Wisconsin and other places east of us, during the past summer. They are unable to see any virtue in snow, especially in Colorado. If it were any where else it would be just what the country needs: and in view of the fact that in Colorado it has been altogether too dry for the last eighteen months, it looks as if it was needed here. When the spring season comes, and the streams carry an unusual volume of water, and luxurious vegetation sports on the high and hitherto barren places, and our great mining industry is vitalized, and every other industrial interest energized in consequence, then perhaps many of the blind skeptical croakers we now have, may be made to see and understand the value of a heavy fall of snow on the high mountains, and a liberal distribution of it over the valleys; our warmest winters are those that furnish the heaviest falls of snow, and, if stock are in good flesh at the beginning, they do even better than during a colder winter with less snow. H.

WOMAN SUFFRAGE IN GREELEY—VOTING FOR A POSTMASTER.[1]

Greeley, Col., Dec. 4.

Editor Tribune:—The election for Postmaster, last Saturday, was the most exciting ever held in the place. When Gen. Cameron left the Colony for New York, many of the best citizens thought that he should no longer be Postmaster, as he was getting a large salary, and working for another colony. His father-in-law and partner, Mr. Flower, then circulated a petition to have the office transferred to his name, and many of the people signed the document. Others proposed to ballot for another candidate, and Mr. Albert E. Gipson was urged by some of the leading men to call a meeting, which was done. Several speeches were made, and the discussion was unusually warm. N. C. Meeker, the President, said that there were plenty of competent men who were making but little money, and they ought to have the office rather than a non-resident who was receiving $3,000 a year. He would vote for the General if he were here. As for Mr. Flower, he was a gentleman whom everybody liked, yet while he was in company with Mr. Cameron, he could not see the propriety of a change, for in either case the salary was equally divided between the two partners, which, with the General's income, gave each a yearly sum of $3,000. However, the speaker was in favor of the people choosing their Postmaster by ballot, not by petition. Saturday was the day selected for balloting, notwithstanding Mr. Flower objected to the plan.

---

[1] *The Denver Tribune*, December 4, 1871, p. 4.

Mr. Gipson's friends proposed that the ladies should vote. This caused no little commotion in the charmed circles over which they preside. The polls were opened at one o'clock. Mr. Gipson's lieutenant, Col. C. A. White, and Mr. Drake, procured a large two-horse sleigh and started for voters. There were flags, bells, mottoes, posters and good-looking young men, and in a short time the hall was packed with women and girls, all crowding up to vote for Gipson. Then Mr. Flower sent for bells and a fast team, and gave orders for the driver to "corral" all the women who would vote, and bring them to the "front". The news spread like new cider, and in the course of two hours the scene reminded one of a political camp-meeting. Courting a girl on the Lower Arkansas was nothing to the way in which Gipson and Flower seduced the loveliness and flower of Greeley from the undarned stockings of their domestic hearthstones. We must not forget to mention another phase of the contest: Early in the morning, Miss Emily Morris sent some young girls around with tickets bearing her name, and notwithstanding the short notice, she received several votes, and then withdrew from the field. At five o'clock the perspiration fairly stood on the brows of the respective candidates. The excitement increased, and by sundown the sleighs were flying through the streets. The women were getting excited, and their enthusiasm glowed like pine knots. One of the leading merchants soon rushed up the street in a two-horse cutter, and soon returned sitting in the laps of three ladies, while the horses shot through the streets to the polls. At the polls, Mr. Gipson escorted the fair ones up stairs to vote, while the wholesale gentleman drove off for more. At dark fresh horses were procured and the excitement increased. At eight the polls were closed. Time was precious. Gipson knew of a dozen ladies up town, who must be brought at once. Marx rushed off for three girls on the east side, and so they came, young girls, servants, old ladies with silver hairs, brides, and women with young babes, until it seemed as though all the arguments that Brother Todd had ever made, were to be utterly swept away.

Ten minutes to eight! Here comes Mr. Flower with his arms full of weak-minded womanhood who vote like men. Three minutes later the cutter swings around the corner at white heat, and the next minute Gipson sweeps the aisle with beautiful women, fragrant with perfume and embroidered with blushes and smiles. The moments hung in suspense. Col. White, the man of wonderful stories and bloody battles, looked anxiously for the last rose of Autumn. She came, glowing like ivory and vermilion, and just as the last moment hopped from the box, she deposited her thunderbolt. Gipson received the last vote; and then the clerks commenced counting. Gipson was defeated like a man, and Mr. Flower went home rejoicing. Gipson is a young lawyer, who recently came from Wisconsin. Considering that he is not an original colonist, it is highly creditable that he received only 80 ballots less than his opponent. Miss Morris had 19 votes.

The lesson of this election is, that women can and will vote at a moment's notice. General Cameron has eloquently denounced the women who want to vote, yet his entire family marched up to the jaws of the ballot box only two days ago.

Last summer a young man fairly scorned the arguments of Mill and Beecher; on Saturday he took his wife to the polls and told her to do her duty. In addition to the views of Chapin and Curtis, I believe that if the Republican party only needed two votes to carry New York, Mr. Greeley would take his wife and daughter to the polls on a litter, rather than print a Democratic majority in the columns of the great *Tribune*.

Chip Johnson.

LIST OF DOCUMENTS AND NEWSPAPERS.

DOCUMENTS IN THE UNION COLONY SAFE, IN THE BASEMENT OF THE CITY HALL OF GREELEY.[1]

BOUND VOLUMES.

Proceedings of the Union Colony Association, December 4, 1869-March 16, 1870.

Record Book No. 1 of the Executive Committee, April 21, 1870-October 4, 1870.

Record Book No. 3 of the Executive Committee, July 5, 1871-October 29, 1872.

Record Book No. 4 of the Executive Committee, November 5, 1872-March 4, 1882.

Cash book, Union Colony No. 1, 1871.

Journal, 1870-1872.

Ledger, 1870-1884.

Ledger, 1877-1881.

List of Complete and Partial Payments, Union Colony No. 1.

Expense Book, 1870-1872.

Treasurer's Account Book, 1873-1883.

Order Book, 1882-1886.

Water Tax Account Book, 1870-1873.

Receipt Book, 1881.

Receipt Book, 1881-1882.

Record of Deeds and Mortgages, 1880-1882.

Enlargement Tax Record, Ditch No. 3, 1872-1873.

Deed Record, 1871.

Deed Record, September 26, 1871-March 4, 1873.

Deed Book, 1871.

Record of Deeds Granted, 1870-1871.

Register of Lots and Lands located and deeded, 1871-1891.

Land Record, 1871-1872.

---

[1] This list has been prepared by Dr. Thomas M. Marshall.

Land Accounts, 1870-1872.
Record of Lands sold at Auction, July 10, 1871.
Record of Stock Certificates.
Check Book, First National Bank, Greeley, 1888.
Surveyor's Description of Property, 1890.
List of Members, Union Colony No. 1.
List of Members with Record of Payments by the Colony for Labor, mainly in 1872.

MISCELLANEOUS PAPERS.

A bundle containing deeds, 1870-1881; certificate of renewal of the charter of the Union Colony, 1890; a few letters of 1872; and miscellaneous papers.
A bundle of deeds, 1871-1878, and miscellaneous papers.
Scrap Book of H. T. West.

DOCUMENTS IN THE COLONY ROOM OF THE GREELEY PUBLIC LIBRARY.

Answers to the Colony Questionaire, 1869-1870.
Two shelves of miscellaneous papers, including deeds and letters.

NEWSPAPERS.

The Daily Rocky Mountain News.

Published in Denver by William N. Byers and John L. Dailey. Dailey sold out to Byers in November, 1870. The paper was established in 1859 by Byers who was its editor during the period of the colony movement. It contains much information on the colonies. Its correspondent W. R. T. was W. R. Thomas. A complete file of the paper is preserved by the State Historical and Natural History Society in Denver.

The Daily Colorado Tribune.

Published in Denver by R. W. Woodbury and John Walker. It was established in 1867. The name of the paper was changed to *The Denver Tribune* on January 20, 1871. There is a large amount of information relating to the colonies in it. Its traveling correspondent H., was Chauncey L. Hall. A complete file of the *Tribune* is preserved by the State Historical and Natural History Society in Denver and an incomplete file in the library of the University of Colorado.

The Greeley Tribune.

Published weekly in Greeley by Nathan C. Meeker, the president of the Union Colony. Its first issue was that of November 16, 1870. A file is preserved in the Greeley Public Library.

Daily Central City Register.

Published in Central City by David C. Collier and Frank Hall. It was established in 1862 as the *Miners' Register*, the later name dating from 1868. It contains very little information concerning the colonies. A file is preserved by the State Historical and Natural History Society in Denver.

The Boulder County News.

Published weekly in Boulder by various men during the period of the colony movement. It was established in 1868 as the *Boulder County Pioneer*, and changed its name to the above in 1869. It contains but little first-hand information on the colonies. A file is preserved in the library of the University of Colorado.

INDEX

No attempt has been made to index all the matters referred to in this volume. Even where subjects are indexed reference has not been made, with some few exceptions, to the financial records. The added biographical data, in the case of certain important persons, have also been selected. The index of persons connected with the Union Colony or Colorado is, it is believed, complete for all sections of this work except the Lists of Members. These, for obvious reasons, have not been printed a second time here. Names and initials in brackets have been supplied by the editor; those in parentheses are variants upon the correct usage.

Abbey, R. P., 97.
Abbot, ——, 71.
Abbott, Charlie, 371, 372.
Abbott, Miss E., 109.
Abbott, E. H., 331, 365.
Abbott, J. C., 104, 335.
Abbott, Mrs. J. C., 354.
Abbott, T. H., 112.
Abbott and Eaton, 112.
Adams, G. H., 105, 106, 277.
Adams, R. S., 102.
Agricultural Colony, XIX.
Allen, L. S., 128.
Allen, N. R., 104, 144.
Alphonse, E. C., 55, 104, 109, 232, 339.
Anderson, John C., 300.
Andrews, W. J., 77.
Anger, Gen., 23.
Annis, E. E., 86, 90, 92, 104, 125, 142, 146.
Annual Report, First, XXXI, 85, 93, 94, 109, 112, 153, 324-326.
Archer, James, 229, 230.
Armstrong, James J., 97, 102.
Ashcraft, Samuel, 44.
Atkinson, Edward, 102.
Atkinson, S. A., 101.
Atkinson, Thomas, 102.
Auditing Committee, 13, 53, 59, 101, 371.
Avery, F. C., 104, 114, 116, 134, 138, 143, 145.
Avery, J. C. [F. C.?], 92, 109.
Avery and Dunning, 134.

Babcock, Frank M., 56, 59, 61, 62, 65, 66, 69, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 84, 85, 106, 117, 141, 146, 148, 149, 150, 225, 299, 372.
Baggers, M. A., 306.
Bailey, ——, 392.
Bailey, H. H., 90.
Baker, A. S., 103, 106.
Baker, Eugene L., 90.
Bancroft, H. H., *History of Nevada, Colorado and Wyoming*, XXXII.
Band, Silver Cornet, 290, 315, 335.
Baptist Church, First, 88, 101, 335.
Barclay, Berkley, Dr. J. A., 306, 360.
Bardill, ——, 71.
Barker, George E., 96.
Barker, R., 101.
Barnes, ——, 77, 105, 316.
Barnes, C. J., 106.
Barnes, David, 97, 122.
Barnes, A. S., and Co., 92.
Barnum, P. T., 81, 95, 96, 290, 291, 303.
Bartels, L. F., 97.
Bartels, Bartels and Remick, 123.
Bartels and Remick, 97.
Bassett, ——, 71, 77.
Bassett, B., 97.
Baxter, Alfred, 103, 269, 281, 282.

Bayley, H. H., 97, 99.
Beagle, F. G., and Co., 130.
Beetham, see Betham.
Beaver Colony, XIX.
Bedell, L., 141.
Benedict, ——, 372.
Bennett, ——, 331.
Bennett, W. H., 354.
Benson, J. W., 124, 138, 326.
Beswick, ——, 76, 80.
Betham, Beetham, J., 92, 97, 141.
Billiard Saloon, attempts to locate in Greeley, 298, 368.
Billings, J. K., 95.
Birdsall, S. H., 106.
Bishop, I. B. [T. B.?], 92.
Bishop, T. B., 51, 84, 81, 122, 134, (T. D.), 135, 142.
Bishop and Selers, 134.
Blodgett, S., 90, 123, 379.
Blum, R., 141.
Boettcher, Botcher, C., 124, 142.
Boettcher, Boetcher, H., 96, 117, 120, 142, 143, 326.
Bond, H. G., 92.
Botcher, see Boettcher.
Bon Bouton [Bouton?], E. D., 101.
Bouton, E. D., 70.
Boyd, Alexander, 106, 187.
Boyd, David, XXIV, XXXI, 40, 110, 111, 112, 113, 114, 115, 116, 138, 146, 328, 360, 372, 378, 379, 381, 382; *A History of Greeley* . . ., XXXI.
Boyd, R., 106.
Boylen, H. H., 122.
Boynton, N. M., 144, 369.
Brundige, Charles, 101.
Bridges, over Cache a la Poudre, 91, 93, 94, 99, 102, 346; over Main Ditch, 35; over Mill Power Canal, 116; over Platte, 109; over Thompson, 52, 94.
Brockway, C. S., 93, 104, 142.
Brockway, W. H., 99.
Brooks, E. C., 277.
Brownell, J. B., 101.
Brown, ——, 110.
Brown, C. F., 102.
Brown, James, 85, 90.
Brown, S. M., 105, 381, 382, 384.
Brown and Orr, 104.
Brush, J. L., 373, 379, 383, 388.
Brush, Sheriff, 371, 372, 382.
Bryant, ——, 107.
Bryant, Frank, 95.
Buchtel, Dr., 292.
Buckingham, Charles, 75, 78, 88, 93, 120.
Buckley, J. D., 99, 105, 116.
Buell, G. W., 116.
Burchill, Burchell, R., 85, 90, 102, 103, 115, 120, 129, 142, 143, 145.
Burke, R., 96.
Burrows, J., 106.
Byers, Frank S., XXII, n. 2, 209, n. 1, n. 2.
Byers, William N., XIII, XVII, XXII, XXIII, XXIII-XXIV, XXVIII, 14, 15, 17, 65, 69, 116, 145, 183, 194, 209-220, 224, 365.
By-laws, 19-21; amendments, 23, 109.

Cache a la Poudre, valley of and the locating committee, XXI-XXIII, 164, 210-211, 232.
Cameron, Gen. Robert A., XX, XXI, XXIII, XXIV, XXVIII, 10, 11, 12, 13, 14, 15, 17, 18, 22, 23, 25, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 98, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 117, 141, 142, 143, 146, 161, 164, 165, 166, 194, 197, 202, 203, 204, 206, 207, 209, 210, 211, 215, 216, 220, 221, 222, 224, 232, 233, 234, 237, 240, 244, 245, 252, 260, 267, 273, 279, 282, 286, 291, 300-301, 326, 339, 349, 354, 355, 357, 359, 365, 366, 369, 370, 373, 379, 381, 382, 384, 386, 393, 394, 395; biography, 344-345; vice-president of colony, 11; member first locating committee, 13, 232; superintendent, 13; member second locating committee, 14, 237; trustee, 15; vice-president, 16; member executive committee, 23; member executive committee, 41, 267; superintendent, 42, 146; trustee, 30, 282; vice-president, 330; town trustee, 286, 373, 379.
Camp, Aug., 98.
Canals, see Ditches.

Canfield, Elizabeth, 156.
Canfield, Imogene, 156.
Canfield, Ira, 155.
Canfield, Isaac, 156.
Canfield, Maud, 156.
Canfield, May, 156.
Carlton, D. H., 104.
Carp, J. S., 136.
Carpenter, Delph E., VI, XXX, n. 1.
Carpenter, E. D., 10-11.
Carr, Gen., 229, 230.
Cash Book, 117-130.
Castorville, Texas, a colony town, 11.
Central Kentucky Emigration Society, XIV.
Chapman, C. H., 99.
Chapman, J. S., 100.
Chappell, C. H., 137.
Charter, ——, 271.
Chase, Martin H., 102.
Chicago-Colorado Colony, XVII, 226, 229.
Childs, F. L., 88, 89, 90, 91, 92, 93, 95, 96, 101, 102, 103, 104, 105, 106, 107, 108, 110, 111, 112, 115, 116, 118, 141, 143, 144, 204, 230, 232, 301, 339, 341, 345, 354, 371, 378, 379.
Churches, see Baptist, Congregational, Covenanters, Greeley Free, Methodist.
Circulars, 27-30, 161-170, 171-184.
Clark, H., 138.
Clark, J., 141.
Clark, J. Max, VI, XX, n. 1, XXXI, 88, 91, 104, 105, 106, 114, 140, 224, 226, 230, 300, 301, 303, 379; *Colonial Days*, XXXI-XXXII.
Clark, John, 134.
Clark, Wadlin and Co., 91, 92, 148, 149, 150.
Clay, W. W., 80, 106.
Cloud, R. W., 106.
Colburn, J. M., 135.
Collyer, Robert, XVII.
Colonies, Colorado, XIV-XIX, see also Chicago-Colorado, German Colonization Company, St. Louis-Western, South Western, Union.
Colony Hall, 24, 34-35, 38, 38-33, 47, 48, 49, 50, 66-67, 78-79, 87, 153, 235.
Colorado Central Railway, XI.
Condit, L. W. (L. M.), 104, 143, 144.
Congregational Church, 277.
Cooper Institute Meeting, XX, 6, 6-12.
Cooper, James G., 88, 101, 112, 115, 116, 378, 379.
Cooper, James Jr., 96.
Corona, a colony town, XIX.
Correspondence, of William N. Byers, 200-220; miscellaneous, 220-223.
Cotton, D., 104, 105.
Courns [Coursen], G. H., 101.
Covenanters Church, First, 112.
Cranford, Jane Sarah, 104.
Crossman, E., 135.

Dagger, J. W., 106.
Darling, M. W., 104.
Davis, ——, 294.
Day, F. G., 86, 104, 109.
Day, S. A., 104.
Dean, C. E. (C. A.), 133, 134, 222.
Decker, Mrs., 105.
Delane, De Lane, A., 303.
Denver and Rio Grande Railway, X.
Denver Land Association, XXII, 193, 197-200, 206, 210.
Denver Pacific Railway, construction of, XI; contract with National Land Company, XII; land purchased from, 27-28, 86, 105, 193-197, 211-212, 222-223, 343; right of way, 34, 68, 72.
Devereux, Judge, 210.
Devitt, J. R., 104.
De Vine, C. W., 104.
Devine, N., 93.
Dickinson, Horace Greeley Meeker Cameron, 271.
Dickinson, Rebecca, 106.
Ditches, proposed, 16-17; general items, 106, 110, 230, 234-235, 254-258, 360; Ditch No. 1, XXX, 100, 225; Ditch No. 2, XXX, 55-56, 58, 60, 61-62, 66, 68, 73-74, 78, 108, 111, 150, 151, 256, 312, 315, 344-345, 349; Ditch No. 3, XXX, 21, 38, 40-41, 72, 73-74, 75, 78, 79, 94, 108, 116, 149, 255, 266, 303, 312; Ditch No. 4, XXX, 100; Mill Power Canal, 106, 112, 113, 300.
Dixon, Herbert, 86, 119.
Dixon, Horace Greeley, 88.
Drake, ——, 294.
Drake, A. T., 297.

Dramatic Association, 267, 330-331, 356.
Dresser, George T., 78, 101.
Dubois, F., 132.
Dugal, L., 122.
Duncan, J. J., 141.
Duncan, ——, 341.
Dunham, E. L., 89, 122.
Dunham, J. L., 89, 122.
Dunham, S. C., 102.
Dyer, Edward G., 55, 57.

Eagle Ditch Co., 48.
Eaton, Benjamin H., XXX, 64, 65, 75, 78, 84, 87, 90, 100, 104, 106, 122, 127, 382.
Eaton, Hannah, 106.
Eaton, Oscar, 77, 86, 90, 125, 142.
Eaton, Quincy A., 102.
Eaton, Rose, 106.
Ecker, J., 371.
Elections, Colony, general items, 18-19, 22, 109; officers and executive committee, New York, Dec., 1869, XX, 11; executive committee, Greeley, June, 1870, XXVIII, 41, 42, 267; local treasurer, August, 1870, 70, 73; trustees and executive council, Oct., 1870, XXIX, 282; trustees and executive council, May, 1871: Notice of, 109, 370; preliminary meetings and candidates, 356-357, 368-369, 369-370, 372-373, 373-374, 376-378; returns, 378-379.
Elections, Town, trustees, May, 1871, 373, 378, 379; postmaster, Dec., 1871, 383-386.
Elliott, ——, 216.
Elliott, G. H., 126.
Emerson, Dr. Charles, 73, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 133, 147, 148, 149, 200, 208, 209, 226, 229, 340, 378, 379, 382; local treasurer, 73; treasurer, 378.
Emerson, W. H., 102.
Emerson and Buckingham, 101.
Emerson, West and Buckingham, 92, 96, 103, 106, 117, 144.
Engineer, see Nettleton, E. S.
England, I. W., 291-296.
Evans, county seat, Weld County, XVII, XXI, XXII, XXIV, 211, 220, 221, 223, 287-288.
Evans, Gov. John, 39, 54, 78, 95, 132, 194, 196, 197, 209, 215, 219, 222, 223, 230, 241.
Exchange Building, see Colony Hall.
Executive Committee, Greeley, XXIV, XXVIII, XXIX; minutes of meetings, 22-80.
Executive Committee, New York, XX, XXI, XXVIII, 11, 161; minutes of meetings, 12-14.
Executive Council, XXIX, 81; minutes of meetings with trustees, 80-116.

Fancher, Fanchor, F., 106, 371.
Faris, Ferris, S. R., 94, 120.
Farmers' Club, 327-328, 329.
Farwell, Charles B., 37, 45.
Farwell, C. D., 118, 123, 378, 379.
Fence, Colony, 81, 93, 94, 100, 101, 103, 289-290, 298, 322-323, 341, 345-346, 348-349, 355.
Ferris, see Faris.
Feser, J. F., 102, 139.
Field, Cyrus W., 229, 230.
Field and Wheeler, 133.
Fish, R., 125.
Fisher, ——, 354.
Fisher, Col., 39, 95, 229.
Fisher, Horace J., 102.
Fisk, ——, 301.
Fisk, George W., 96, 271.
Fisk, J. M., 95.
Fisk, R., 87, 101.
Fisk, Richmond, XXI, XXVIII, 11, 12, 13, 22, 23, 25, 31, 32, 33, 35, 36, 38, 39, 40, 41, 42, 95, 161.
Fisk, Russell, 22, 23, 24, 25, 26, 33, 47, 48, 49, 50, 66, 83, 90, 120, 142, 204, 206, 207, 260, 291, 326.
Fisk, W. C., XXI, 12, 161, 222, 223, 226.
Fisk, Russell, and Co., 118.
Fletcher, George, 101.
Flower, ——, 66.
Flower, Fitch, 224.
Flower, Flowers, J. B., 48, 49, 365, 394, 396.
Flower and Cameron, 94, 102, 106, 118, 126, 130, 142, 143.
Fontenelle, a colony town, 330.
Foote, ——, 97.
Foote, William, Jr., 115, 367.
Foster, ——, 102.

Foster, J. H., 76, 105, 106, 144, 159, 328, 367.
Foster, Mrs. N. A., 106.
Fountain Colony, XIX.
Fremont, a colony town, 330.
French, S. F. (T.F.), 84, 104, 142, 158.
Frisbee, L. S., 106.
Fry, George, 204.
Fuller, ——, 285.

Gano, Jacob, 106.
Gargan, Gargin, Sargin, J. D., 205, 206, 299.
Garland, W. H., 116, 159.
Garver, ——, 325.
Gates, John, 27, 132.
German Colonization Company, XIV, XV-XVI.
Gerow, J. L., 13, 146.
Gifford, ——, 102.
Gifford, M. N., 106.
Gifford, M. V. B., 106, 379.
Gilchrist, A., 51, 54, 58, 59, 64, 99.
Gilchrist, Hover and Co., 50, 52.
Gipson, Col., 367, 372.
Gipson, Albert E., 394, 395.
Gipson, Charles B., 104, 144.
Glenny, John, 84.
Gonzoles, J., 106.
Good Templars, 113, 115, 116, 280.
Gordon, J. H., 77.
Graham, ——, 111, 112.
Grand Army of the Republic, 113, 115, 116.
Gransbury, S. H., 102.
Grant, John, 95.
Greeley Co-Operative Stock Association, 379, 308-309.
Greeley Free Church, 112.
Greeley, Horace, XX, 4, 6, 9-10, 11, 12, 14, 28, 63, 68, 96, 99, 161, 163, 164, 194, 196, 197, 198, 200, 230, 236, 240, 241, 268, 272, 276, 283-284, 287, 296, 303-305, 328, 340, 346, 396; treasurer of colony, 11, 93; visit to Greeley, 283-284, 287-288.
Greeley, Town of, name, 14, 237; incorporation, XXIX, 41, 202, 203; organization of trustees, 203, 204; deed of colony property to, 113; population, 284, 308, 283, 298, 310-312, 313, 317-321, 361, 389, 390; visitantis, 331-334; adverse comment on, 390.
Green City, a colony town, XVIII.
Green, D. S., XVIII.
Greenwood, Col., 214.
Gregory, ——, 11.
Guiney, Guiznea, Mrs., 277, 335.
Guinney, Virginia, 101.
Gurley, E. W., 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 95, 96, 98, 99, 100, 102, 103, 104, 105, 106, 107, 144, 206, 207, 275, 276, 282, 300, 301, 325, 339.
Gurley, Horace, 105.
Gurley, M. S., 204.

Hackett, F. B., 144.
Hale, B. O., 106.
Hall, Elias (Eli), 101, 134, 135, 154, 282, 339, 385.
Hall, N. M., 135.
Hall, N. W., 95.
Hall, Wright and Co., 109, 115, 145.
Hallett and Rea, 105.
Hanby, C. F. (C. J.), 83, 91, 102, 205.
Hanby, Miss E., 331.
Hancock, G. W., 86.
Haskins, C., 371.
Hanley, Miss, 316.
Hanna, ——, 288.
Hanna, Amanda, 354.
Hanna, Frank; 106.
Hanna, George, 106, 139.
Hanna, Jerry, 106.
Hanna, Levi, 22, 23, 24, 25, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 86, 88, 116, 118, 131, 134, 140, 142, 145, 268, 273, 336, 373, 379.
Happer, ——, 71.
Hardman, J., 106.
Harp, George, 106.
Harris, B. F., 112.
Harris, James F., 92, 98, 106.
Hart, ——, 97.
Hart, Alice, 126.
Hart, Lydia, 101.
Hartley, W. D., 85, 201, 202.
Hartman, C. F., 288.
Hartman and Todd, 289.
Hatfield, G., 106.
Heaton, Charles, 102.
Heinlein, Theodore, XVI.
Henderson, M. P., 92.
Henderson, Smith and Co., 87, 119.
Henry, ——, 369.
Henry, D. S., 101.

Herder, 44.
Higby, see Higley.
Higgenbotam, Higgenbottom, John, 331, 369.
Higgins, ——, 106.
Higly, ——, 47.
Higley, Higby, J. C., 75, 92, 108, 133, 141, 143, 144, 246, 327, 341.
Hill, ——, 110.
Hill, G. S., 88, 106, 119.
Hilton, B. W., 84.
Hilton, L. W., 106.
Hilton, Ralph, 102, 109.
Hindle, Thomas, 106.
Hoard, Frank, 196.
Hobbs, George Augustus, 272, 274.
Holbrook, N., 103.
Holbrook, W., 124.
Holliday, W. H., and Co., 114.
Hollister, ——, 316.
Hollister, E., 42, 44, 46, 48, 49, 50, 52, 55, 56, 59, 60, 63, 65, 66, 67, 69, 70, 71, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 96, 97, 98, 99, 100, 103, 104, 106, 108, 110, 111, 113, 114, 116, 117, 267, 282, 339, 354, 372, 378, 379, 382.
Hollister, William, 92.
Hollister and De Witt, 93.
Hollister and McDevitt, 140, 143, 149, 150.
Hollister and Savage, 144, 298.
Holmes, Charles H., 99.
Holmes, B. D., 102.
Holmes, Nelson, 42, 43, 44, 46, 48, 49, 50, 52, 59, 60, 63, 65, 66, 69, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 115, 116, 142, 267, 339, 345, 346, 348, 373, 378, 379.
Holmes, N., Jr., 99.
Hotchkiss, Arthur, 89, 368, 369, 378, 379, 382.
Hotchkiss, E., 83.
Hotchkiss, W. A., VI.
Hotel de Comfort (Tabernacle), XXIV, 32, 36, 46, 49, 53, 59-60, 96, 108, 231, 350-352, 368.
House, Edward P., 16, 105, 130, 267.
Howard, ——, 284.
Howard, C. W., 97.
Howe, Mrs. M. E., 77, 97, 354.
Howe, V. A., 77, 277, 280.
Howes, Judge, 64.
Hughes, Gen., 215.
Hulet, Huley, Horace P., 55, 57.
Hund, ——, 369.
Hunt, Ex-Gov., 294-295.

Independence Colony, XIX.
Indiana, 31.
Ingram, George W., 101.
Inman, ——, 72, 371.
Inman, James, 125, 139, 378, 379.
Inman, Thomas B., 114, 136.
Inman, William, 136.
Inman Brothers, 105, 381, 382, 384, 385.

James, E. B., 89.
James and Butler, 139.
Jeske, Rudolph, XVI.
Jessup, Morris K., 229.
Johnson, James H., 378, 379, 382.
Johnson, S. H., 97.
Jones, Daniel, 101.
Jones, Edward P., 17, 196, 197.
Jones, J., 106.
Jones, J. Herbert, 36, 64, 70, 99.
Jones, John, 100.
Jordan, H. B., 99.
Journal, 130-145.
Joyce, Joseph, 106.
Juckett, John A., 103, 125.
Jummell, Janet, 106.
Justin, J. J., 93.

Kansas Pacific Railway, completion of, XI; and National Land Company, XII, 211, 212, 214.
Karsner, J. H., 231, 266.
Kesler, ——, 97, 231.
Keller, L. W., 92.
Kellog, H. D., 304, 307.
Kendall, A., 97.
Kent, T. A., 137.
Kentucky Fountain Colony, XVIII-XIX.
Kinison, ——, 238.
Kinnison, Kinison, Kinnecon, R. L. (R. C.), 86, 89, 121, 123, 159.
Kinsey, John, 57, 58.
Kitchell, Park, 103.
Knapp, George, and Co., 144.
Knowles, Counsellor, 357, 372.

Knowles, M. B., 72, 74, 378, 379.
Kram, W. J., 63, 202.

Labar, LeBar, James M. (James H.), 101, 135.
Lagrange, B. S., 70, 76, 80, 81, 82, 83, 84, 85, 86, 92, 93, 94, 95, 96, 97, 98, 99, 100, 102, 103, 104, 106, 107, 108, 116, 134, 135, 141, 282, 339.
Lain, O. M. W., 106.
Land, Colony, cost of, 27-28, 132-133, 147, 211-212, 213, 215, 243; auction sale of, XXV, 154-160, 349-350, 353, 399.
Lansing, M. W. (W. W.), 82, 86, 88, 92, 99, 100, 101, 114, 142, 143, 144, 145, 354.
Lansing, W. K., 91.
Law, ——, 105.
Law, H. M., 101.
Lawton, F., Jr., 134.
Leatherman, J. H., 204.
Leavy, Leavey, John, 41, 99, 282, 339, 379.
Ledger, 145-153.
Lee, H., 331.
Lee, H. W., 103.
Lee, Waldo N., 95.
Lemon, ——, 65.
Leonard, E. M., 104.
Lewis, E. B., 138.
Library, 82, 300, 326, 327, 335.
Lichty, A., 104.
Like, A., 103.
Lincoln, Nebraska, a colony town, 2.
Locating Committees, XXI, XXI-XXII, XXIII, 12-13, 14, 161, 162, 183, 211, 232-236, 237, 240, 359.
Londonderry Colony, 9.
Long, Alonzo, 204, 205, 290.
Long, John, 41.
Long and Alphonse, 139.
Longmont, a colony town, XVII.
Longstall, Thomas, 99.
Loomis, Col. John S., 167, 168, 169, 209, 210, 211, 212, 213, 215, 216, 217, 335, 365.
Lounds, ——, 101.
Loveland, ——, 70.
Lyceum, 309, 335.
Lyman, Mrs. J. B., 335.
Lynn, R., 104.

McAllister, McAlister, William, 99, 134.
McCaffrey, [D.], 209, 210, 212, 213, 217, 219.
McCarty, ——, 125.
McCarty, G. W., 90, 95, 127.
McCarty, M., 135.
McClain, C., 371.
McClellan, Gen., 245.
McDermott, S. M., 97.
McDevitt, ——, 106.
McDevitt, C. J., 104, 105.
McDevitt and Devine, 97, 99.
McDivitt [McDevitt] and Stratton, 225.
McDonald, Walter H., 51, 54, 81, 82, 84, 86, 125, 126, 135, 141, 144, 225, 271.
McElroy, W. S., 116.
McKelvy, Charles, 99.
McKinney, W. P., 82, 104.
McKnight, H., 104, 308, 309.
McLain, M'Lain, O. N., 74, 75, 101.
McWhorter, ——, 71.
McWhorter, Alexander, 101.
Main, L. B., 116.
Mallory, Anson H., 204, n. 1, 205, 290.
Mansfield, V. de L., 84.
Marks, Frank, 64.
Marsh, B. F., 102.
Marsh, C. H., 114, 144, 145.
Marshall, ——, 97.
Marshall, H., 103, 379.
Marshall, Thomas M., VI.
Martin, Charles D., 75, 77.
Martin, D. D., 135.
Martin, Helen E., 103.
Martin, Solon D., 87, 120, 122, 123, 135, 148, 149, 150.
Marx, ——, 335.
Masonic Lodge, 290, 335.
Mattison, C. W., 110.
Maxwell, James, 106.
Maxwell, James P., XXIV, n. 2.
May, J. H., 93, 371.
Meeker, Nathan C., XX, XXI, XXIII, XXIV, XXVIII, XXXII, 1, 4, 5, 6, 7, 9, 11, 12, 13, 14, 15, 17, 18, 28, 30, 34, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 58, 59, 61, 63, 65, 67, 69, 70, 71, 73, 74, 75, 76, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 102, 103, 104, 106, 107, 108, 109, 110,

112, 113, 115, 137, 140, 141, 144, 145, 161, 164, 166, 194, 197, 201, 202, 209, 210, 211, 213, 215, 218, 220, 222, 223, 224, 229, 230, 232, 233, 234, 235, 236, 237, 240, 242-243, 252, 253, 257, 260, 267, 273, 281, 282, 285-286, 293, 300, 308, 309, 328, 329, 330, 356, 357, 359, 365, 368, 369, 370, 372, 373, 378, 379, 382, 384, 386, 389, 392, 394; biography, 242-243; first visit to Colorado, 229-230; president of colony, 11; member first locating committee, 12, 232; member second locating committee, 14, 237; trustee, 15; president, 18; member executive committee, 22; member executive committee, 42; president, 42; member board of trustees, 80, 282; president, 285; member board of trustees, 378, 379; president, 110; editor *The Greeley Tribune*, 386.
Meeker, Ralph, 1, 12, 147, 161, 167, 204, 205, 290, 300.
Meeker and Pabor, 109.
Meier, Adolphus, 194.
Members, lists of, 171-182, 185-191; number of, 230, 237, 239-240, 240, 256, 259.
Membership, Colony, terms of, XX-XXI, XXV-XXVI, 11, 37, 94, 107, 162, 236, 260-261, 312-313, 316, 317, 324, 337, 340, 358; certificates discontinued, 170, 358; returns for fees: Land and water rights, 28, 29, 34, 43, 45, 47, 56, 57, 61, 62, 63, 64, 65, 72, 86-87, 100, 101, 107, 108, 116, 163, 276-277, 337, 338-339, 340, 358; shares in Union Colony of Colorado, 21, 93, 96, 109, 236; improvement of land, 31, 162-163, 317, 337, 340, 342-344.
Memphis Colony, see South Western Colony.
Merry, John, 196.
Methodist Church, 277.
Meter, A. J., 387.
Miller, J. H., 107.
Milner, S. B., 254, 271.
Moffat, David H., *Jr.*, 37, 182, 183, 187, 198, 199, 200, 372.
Monk, E. C. (C. C.), 22, 25, 31, 32, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 50, 52, 55, 56, 59, 60, 61, 63, 64, 65, 69, 74, 75, 76, 77, 78, 79, 81, 82, 141, 267, 282, 328, 382.
Monk, E. C., and Co., 117.
Monk and Jones, 139.
Monument Colony, XIX.
Moore, Alexander, 102.
Moore, Benjamin, 84, 95.
Moore, J. A., 294.
Moore, Joseph, 99, 105.
Morgan, T. H., 104.
Morris, ——, 125.
Morris, Emily, 294, 295.
Morris, Howard, 106.
Morse, ——, 106.
Moyer, F. E., 18, 122, 136, 197, 200.
Murphy, Arthur, 10, 11, 12, 13, 161.
Murphy, W. P., 111, 145.
Murray, Joseph, 96, 114, 378, 379.

National Land Company, XII-XIII, XVI, XVII, XXII-XXIII, 166, 167, 167-169, 211, 214, 215, 216, 218, 223, 228, 230, 235, 365.
Nemeyer, Ninyer [Niemeyer], Fritz, 204, 206.
Nettleton, A. N., 90.
Nettleton, C. L., 90, 126.
Nettleton, C. S., 64.
Nettleton, E. A., 126, 127.
Nettleton, E. S., 70, 71, 75, 114, 116, 134, 136, 203, 225, 227, 228, 330, 365, 373, 379, 381, 382.
Nettleton, E. S., and Co., 116.
Nettleton and Young, 108.
New-Braunfels, Texas, a colony town, 11.
Newspapers, excerpts from, 229-396.
Nichols, E. T. (S. T.), 55, 81, 96, 100, 125, 290, 326, 373, 376, 379, 382, 392.
Nichols, Tenny, 316.
Ninyer, see Nemeyer.
Norcross, William, 205, 206, 300.
Norcross, W. E., 104, 143.
Nye, Elisha (Elihu), 105, 115, 145, 282, 308, 309, 331, 339, 369.
Nye, Ella, 331.

Odd Fellows Lodge, 113, 115, 116, 371-372.
Olds, A. M., 104.
Olds, Mrs. A. M., 369.

Olds, H., 116.
Orr, James H., 46, 97, 112, 125.
Orr and Brown, 91.
Owens, Michael, 90, 96, 97, 99, 112, 124, 143, 146.
Pabor, William E., XXXI, 48, 75, 84, 85, 86, 92, 98, 99, 101, 104, 105, 109, 128, 129, 130, 141, 142, 143, 144, 201, 202, 204, 205, 219, 220, 300, 301, 324, 327, 338, 339, 350, 354, 355, 357, 358-359, 360, 361, 382, 385.
Palmer, G. W., 105.
Palmer, L., 106.
Palmer, S., Jr., 93.
Palmer, Gen. William J., 211, 214, 229, 230.
Parker, George E., 101.
Parry, Dr. C. C., 229.
Patten, S. G., 105.
Paul, Nathaniel (Nathan), XXVIII, 11, 22, 23, 25, 31, 32, 33, 34, 140, 161.
Payne, J. H., 103.
Peach, John, 204.
Percival, F. J. (F. G.), 101, 141.
Perkins, George, 133.
Perkins, G. W., 77, 133, 142, 327, 371.
Pettigrew, J. H., 103.
Pickett, E., 104.
Pierce, Gen., 215.
Pierson, Henry, 101.
Pinneo, B. F., 368.
Pinneo, Dr. Frank, 356.
Pinkerton, James H. (J. M.), XVII, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 66, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 84, 87, 93, 148, 149, 150, 205, 206, 207, 223, 267, 277, 282, 299, 388.
Phelps, ——, 222.
Phelps, G. W., XXII, 27, 123, 193, 209, 210.
Plato, J. B., 101.
Plato, W. B., 25, 31, 32, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 46, 48, 50, 51, 52, 53, 55, 56, 58, 59, 60, 61, 101, 123, 267, 357, 373.
Platt, Charles, 103.
Platt, Harvey, 101, 373.
Plumb, A., 106.
Plumb, Anna K., 103.
Plumb, Ovid (Obid), 86, 121, 139, 141, 142, 282, 339, 369, 376, 378, 382.
Plumb and Co., 291.
Pollock, H. I., 98.
Pollock, H. T., 64.
Pomeroy, J. B. (J. V.), 58, 60.
Poole, C. O., 11, 12, 13, 161.
Post, William H., 81, 96, 101, 109, 112, 114, 115, 117, 120, 127, 141, 143, 144, 145, 170, 204, 285, 291, 299, 300, 306, 309, 357, 369, 373, 379.
Potter, John, 114.
Pratt, C. N., XIII, XVI, XVII, 168, 216, 222, 223.
President, see Meeker, Nathan C.
Preston, A. D., 106.
Prugh, ——, 372.
Puckett, J. C., 105.
Pueblo Colony, XIX.
Pyburn, Dr. George, 70, 71, 141.

Quigley, J., 27, 132.

Rae, see Rea.
Ramsdell, Charles B., 158.
Ramsey, A., 99, 104.
Ramsey, D. B., 89, 109, 122, 378, 379.
Ranney, John, 101, 106.
Rapp, Jessie, 77.
Rea, Rae, Evan, 90, 99, 113, 115, 139, 143, 371, 378, 379.
Reed, P. W., 92.
Reiff, ——, 105.
Reiff, Col., 214.
Reves, N. W., 97.
Richardson, A. D., 229.
Roads, to Boulder, 60-61, 73, 308; to Evans, 92; to Fort Collins, 91; on north side of Platte, 108.
Roberts, M. J., 101.
Roberts, Samuel, 103.
Roberts, W. J., 159.
Robertson, N., 105.
Rogerson, H., 101.
Rogerson, H. N., 99.
Root, A. H., 88, 120, 141, 255.
Root, D. W. C., 126, 207, 371, 372.
Root and Haskins, 259.
Rous, F. H., 373.
Russell, C. W., 84.
Russell, C. M., 101, 112.
Russell, M., 105.
Ruthven, Mrs., 106, 369.

Ruthven, Miss E., 331.
Ruthven, E. R., 106, 231, 372.
Ruthven, Miss K., 331.

St. Louis-Western Colony, XVII-XVIII, 238, 387-389.
[Salomon], Saloman, Saloman, A. B., 123, 126.
Salomon, Solomon, Soloman, Solomen, A. Z., 59, 60, 118, 127, 371, 392.
Salomon, Solomon, Brothers, 326, 348.
Sanborn, ——, 222.
Sanborn, C. W., 70, 84, 86, 88, 90, 114, 118, 120, 142, 143, 144, 315, 316.
Sanborn, John F., 41, 55, 92, 123, 124.
Sanborn, J. W., 123.
Sanborn, N. W., 95.
Sargin, see Gargan.
Sayers, H., 135.
Sayre, Alfred, 59.
Schell, J. W., 271.
Schenck, H., 371.
Schenck and Woodruff, 83.
Schools, 29, 68, 83, 182, 309, 325, 335, 349, 353, 355, 376, 380.
School Directors, 373, 379.
Scott, E. G., 107.
Scott, J. S., 379.
Scott, Dr. S., 93, 392.
Secretary, see Meeker, Ralph; West, Henry T.; Babcock, F. M.; Pabor, William E.; Post, William H.
Secretary, Assistant, see Meeker, Ralph; Gerow, J. L.; Annis, E. B.; Allen, N. R.
Seebree and Bishop, 93.
Seeley, J. S., 108, 112.
Seyman, A. W., 106.
Severance, ——, 97, 101.
Shattuck, Joseph C., 80, 84, 88, 90, 91, 92, 94, 95, 98, 99, 100, 102, 103, 104, 106, 107, 108, 109, 111, 113, 114, 115, 288, 306, 309, 330, 372, 373, 378, 379, 392.
Shaw, D. B., 105.
Sheldon, ——, 106.
Shelton, Gen. George P. (G. C.), 11, 12, 13, 161.
Shepherd, B. F., 104.
Simpson, Dr., 102.
Sinclair, Samuel, 63.
Sinclair, William, 80.
Slater, E. B., 109.
Slone, Samuel, 106.
Smart, C. M., 120.
Smiley, Jerome C., *Semi-Centennial History of the State of Colorado*, XXXII.
Smith, ——, 297.
Smith, M. H., 92.
Smith, M. L., 27, 132.
Smith, Peter, 207.
Solomon, Soloman, Solomen, see Salomon.
South Western Colony, XVIII.
Spencer, Stephen, 84, 92, 142, 148, 149, 150.
Springer, L. S., 90.
Stafford, ——, 69.
Stansberry, Dixon, 106, 157.
Stansberry, Julia, 316.
Star of Empire, XII-XIII, 109, 214.
Starkweather, H. L., 106.
Stephens, Robert, 144.
Stevens, Charles A., 102.
Stevens, Robert, 99.
Stewart, Robert, 80.
Stickney, ——, 106.
Stickney, Henry, 105.
Stimson, Thomas, 102.
Stimson, T. J., 109.
Stotts, G. W., 87, 126.
Stratton, John, 102.
Strunk, William Edgar, 204, 205, 299, 309.
Superintendent, see Cameron, Gen. Robert A.
Swan, George, 105, 133, 134, 139.

Tappan, L. W., 214.
Taylor, Arthur, 104.
Taylor, Charles, 369.
Taylor, George M. (G. W.), 104, 109, 114.
Taylor, M. S., 133.
Teller, L. W., 373, 379.
Tennessee Colony, see South Western Colony.
Thacker, J. R., 104, 148, 149, 150, 373.
Thayer, ——, 134.
Thing, Kent, 60.
Thomas, ——, 372.
Thomas, Calvin H., 95, 97, 103.
Thompson, John Edgar, 194.
Thompson, S. K., 103, 306, 309, 379.

Thompson, W. F. (J. F.), 88, 104, 114, 118, 122, 125, 137, 139, 141, 143, 145.
Thorn, ——, 137, 138.
Titcomb, ——, 371.
Titcomb, Jerry, 204.
Titcomb, John S., 96, 105, 114, 136, 143.
Titcomb, J. W., 128.
Todd, ——, 395.
Todd, A. C., XVII, 388.
Town Hall, colony, see Colony Hall.
Town Hall, Greeley, 111, 113.
Townsend, Mary J., 106.
Townsend and Swan, 134.
Treasurer, see Greeley, Horace; Emerson, Charles.
Tribune Association, 63.
Trich, G., 133.
Trustee, Colony Board of, original board, 15; by-laws of, 18-21; first meeting of, 18-21; proceedings of later board, 80-116.
Trustees, Town Board of, first election of, 373, 378; organization, 203, 204; communication from, 110-111.
Tucker, C. L., 101.
Tucker, Mary E., 106.
Tuttle, Dr. H. B., 27, 81, 89, 90, 104, 108, 132, 143, 144, 279, 287, 356, 392.

Union Colony, announcement of plans, 1-4; Cooper Institute Meeting, q. v.; adoption of name, 11; constitution, first, XX-XXI, 12, 161-164, revised, 84, 339-340; location of, XXIII, 164-166, 237-238, 238, 240; advantages of location, 245-254; certificate of organization of, in Colorado, 14-17, 30; arrival of colonists, 185-191, 254, 254-255; dissatisfaction, 217, 255, 255-256, 257-258, 260, 261-264, 265, 266-267, 269, 272-274, 305-306; first anniversary, 385, 381-387; characteristics of colonists, XXX - XXXI, 288-289, 310-311, 317-321; co-operative activities, XXIX - XXX, see also Ditches, Fence, Bridges; financial statements, 42, 54, 61, 84, 85, 97-98, 280-281, 296; temperance principles, XXI, XXX, 1, 23, 201, 238-239, 241, 270, 314, 316-317, 321, 324, see also Whiskey Riot.

Vice-President, see Cameron, Robert A.
Von Gohren, Van Gohren, Van Ghren, Van Ghoren, Ludwig, 101, 102, 134, 139, 145, 232, 227, 239.
Wadlin, A. J., 101.
Wadlin, J. A., 84.
Wadlin, J. W. G., 84.
Wadling, ——, 36.
Wait, A. C. (A.), 108, 142, 331.
Ward, ——, 74.
Ward Brothers, 93, 101.
Washburn, Washburne, Alice, 106, 316.
Washburn, S. B., 106.
Washburn, Stillman, 101.
Water Commissioner, 40, 70, 76.
Water Districts, Superintendents of, 102, 103.
Watson, ——, 372.
Watson, H. C., 106, 116, 136, 331.
Watson and Von Gohren, 114.
Webb, William E., 168.
Webster, H. S., 134.
Weed, ——, 106.
Weed, W. L. (L. W.), 49, 66, 74, 82, 87, 129, 135, 139.
Welch, C. R., 92, 143.
Welch, C. R., and Co., 96, 106.
Welch, Jacob, 100.
Welch, Joseph L., 97.
Wells, George W., 199.
Wells and Fargo Co., 88.
Wells, Lane and Co., 119.
West, George H., 100.
West, Henry T., VI, XXI, XXII, n. 2, XXIII, XXIV, XXVIII, 14, 15, 17, 18, 22, 23, 24, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 65, 67, 68, 69, 70, 71, 72, 73, 74, 77, 78, 79, 80, 100, 111, 114, 145, 146, 161, n. 1, 166, 194, 197, 203, 217, 222, 224, 225, 226, 227, 233, 252, 257, 261, 267, 273, 281, 350, 355, 359, 365, 373, 379, 388; member first locating committee, 233, 250; trustee, 15; secretary, 18; member executive committee, 22; secretary, 23; member executive committee, 42; secretary, 42, 45;

resigns as secretary, 56; town trustee, 111, 203, 373, 379.
West, L. M., 100.
Western Colony, see St. Louis Western Colony.
Wet Mountain Valley, XVI.
Wheeler, ——, 233.
Wherrin, J. D., 101.
Whidbies, B. F., 111.
Whipple, Irene S., 106.
Whipple, L., 48, 88, 92, 103, 104, 133, 134, 135, 137, 138, 139, 141, 142, 144.
Whiskey Riot, 204-207, 296-298, 299, 299-301, 306-307.
Whitby, ——, 231.
White, ——, 316.
White, Charles A., 92, 370, 379, 394, 395.
White, J. L., 97, 99, 123, 143, 331.
Whitford, B. C., 105.
Wilber, Wilbur, A. J., 46, 51, 54, 86, 92, 100, 102, 114, 134, 142, 143, 308, 309, 339, 345, 373, 378, 389.
Wilber, Mrs. A. J., 309, 337.
Wilcox, William W., 42, 43, 44, 46, 50, 51, 52, 56, 58, 59, 60, 61, 63, 65, 66, 67, 69, 72, 74, 75, 76, 77, 78, 79, 80, 83, 84, 85, 86, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 104, 122, 267, 282, 339.
Wiley, J. C., 106.
Wiley, M., 104.
Willard, ——, 396.
Williams, ——, 82.
Williams, A. D., 35, 36.
Williams, A. J., 27, 132.
Williams, David H., 27, 132.
Williams, E., 27, 36, 132.
Williams, W., 106.
Williams, W. E., 27, 132.
Winship, Charles, 123.
Winship, Olin, 59.
Witham, L. P., 102.
Witter, Daniel, XXIV, XXVIII, 14, 15, 17, 54, 59, 65, 69, 90, 104, 106, 132, 133, 222, 224.
Witter, D. P., 125, 126.
Woman's Suffrage, 289-296.
Woodbury, Joseph A., 101, 378, 379.
Woodbury and Walker, 145.
Woodruff, B. H., 90.
Woodruff, W. B., 90, 125, 158, 371.
Woodworth, H. C., 25, 33, 34, 35, 36, 38, 39, 40, 41, 42.
Woodworth and Haddix, 72, 139.
Wright, N. D., 106, 203, 339, 373, 379.
Wright, B. B., 106.
Wright, S. B., 77.
Wright, Mrs. S. B., 354.
Wulsten, Carl, XV; XVI.
Wyman, H. L., 106.

Young, B. C., 103.
Young, George, 204, n. 1.
Yates, T., 106.

MAY 6 1920